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VOLUME 86 NO. 23 | On the Internet: www.carmelpinecone.com | June 9-15, 2000

GREENS FEES TO BRING NATIVES BACK TO PACIFIC GROVE DUNES

By KIRSTIE WILDE

AFTER VIGOROUSLY imposing strict landscaping standards on private property owners in the Asilomar Dunes area for more than a decade, the city of Pacific Grove has finally decided to start using the same standards — and planting the same native species — on its own property.

A substantial amount of money, $100,000 the first year with more promised annually, has been budgeted for the restoration of native habitat on the Pacific Grove Golf Links, but none of it will come from the pockets of taxpayers. Instead, the golf course "enterprise fund" — raised from greens fees paid by the golfers themselves — will pay for the restoration.

"It's a good thing the money is coming from the enterprise fund, because that means it's money they [the politicians] can't grab for the general fund to spend on other things," said Mike Leach, superintendent of the P.G. golf course. Leach has been working with a committee of volunteers for the past five years to come up with an acceptable plan to protect endangered species and restore native habitat in the golf course area. But the wheels of government grind excruciatingly slowly, as Leach and the committee have learned.

"The U.S. Fish and Wildlife Service told the Coast Guard [which leases the 115-acre golf course property to the city for $1 a year] that it needed to do something to protect the endangered plants about 10 years ago," said Steven Bailey, Ph.D., chairman of the committee. "We worked for two years preparing a report for the city, which was submitted in December 1997."

According to Diane Steeck, biologist for USFWS, the city's plan was short on specifics and therefore inadequate. A

See ***HABITAT*** *page 27A*

■ Golf ace, age 2

PHOTO/MARY BROWNFIELD

Jordan Eugenio, aged two-and-a-half, wishes he could spend all his time playing golf. He's already played a couple of holes with his dad, Johnny Eugenio, and hits bucket after bucket of balls at driving ranges around the Peninsula. Read about Jordan on page 25A.

Pebble Beach's bold offer: Swap houses for hotel rooms

Important pine habitat to be left untouched if the public agrees

By PAUL MILLER

PHOTO/RICHARD GREEN/COURTESY THE CALIFORNIAN

Peter Ueberroth (left), Clint Eastwood and Alan Williams confer before their surprising presentation to county supervisors June 6. Mark Stilwell, a P.B. Co. vice president, is behind Eastwood.

THE PRESENTATION, in front of a sparse crowd, was brief. But the impact of Tuesday's announcement by Peter Ueberroth and Clint Eastwood that the Pebble Beach Company would abandon plans for 280 homes in Del Monte Forest in exchange for about 160 new hotel rooms at The Lodge and the Inn at Spanish Bay will be felt for decades around the Monterey Peninsula.

"We are down-zoning ourselves," Eastwood told the Monterey County Board of Supervisors.

"While we're in charge at Pebble Beach, we want to do something that's good for everybody," Ueberroth added.

Their comments, made with no advance notice to the public, presaged an end to the decades-old controversy over what sort of development would be allowed on hundreds of acres of private property in Del Monte Forest that have long been zoned for up to 890 homes.

Much of that land is old-growth Monterey pine forest, which Peninsula environmental activists have fought to protect, especially since the pitch canker epidemic began killing many of the Peninsula's pines.

"The old forests in Pebble Beach are remarkably pristine and it's always been our primary concern to preserve those rare habitat areas," said Linda Smith of a group called Monterey Pine Forest Watch. The most important pine areas — where more than 150 homes were to be built — will be nearly 100 percent saved under the plan announced by Eastwood and Ueberroth. (A map of the changes appears on page 6B.)

"The native pine habitat areas should be left alone and that's why we're staying out of them," said Alan Williams, a long-time business associate of Eastwood who was recently brought on board by the P.B. Co. to reformulate the company's development plans. "They tie the open space together and provide a continuous, forested link from the ocean to Highway 1."

"We're very hopeful about the proposal," Smith said.

Williams briefly outlined the wholesale changes to the board of supervisors June 6 and provided details in a series of interviews with The Pine Cone. He reiterated the company's plan for a new golf course at the site of the current equestrian center and a new equestrian center near Highway 68. Important changes to the development proposal include:

See ***PEBBLE BEACH*** *page 13A*

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WHO INSPECTS YOUR KIDS' SCHOOLS?

By MARY BROWNFIELD

LAST MONTH the public voted overwhelmingly to spend more than $20 million to eliminate some of the decrepit conditions at Carmel's schools.

The unprecedented vote — 82 percent in favor — was achieved partly because of increasing public awareness about conditions at the schools, which were built decades ago and have scarcely been improved since.

School officials lobbying for a Yes vote decried the substandard conditions — a classroom with a failing foundation, asbestos tiles breaking into pieces, large areas of peeling paint — even while they insisted none of the defects pose a threat to the childrens' safety.

But they acknowledged that Carmel's public schools, and schools across California, are not subject to any regular safety inspections by county or state agencies — other than the health department's twice-annual look at cafeterias and swimming pools.

Instead, the school district is responsible for monitoring its own buildings for safety — leading some experts to wonder if the lack of oversight explains why the buildings are falling apart.

UCLA law professor Gary Blasi — who studied conditions in public schools throughout the state with a group of public policy students — said a system lacking solid rules and any sort of government oversight, along with chronic underfunding, has led to the current, deplorable conditions in some schools.

A report on the topic prepared by Blasi and his students equated many public schools with slums.

"When most people think of slums, they think of the kinds of conditions in the worst housing in the poorest areas of the country: faulty plumbing and filthy bathrooms, poor ventilation, broken windows, and constant overcrowding. Most people do not equate the term 'slum' with schools," they wrote. "But we use the term 'slum' advisedly in this report, for the conditions in some California schools often resemble those found in the worst housing in the state."

Carmel Unified School District schools are regularly monitored by their own safety committees and outside inspectors hired by the district's insurance company, according to CUSD Director of Business Services Judy Long.

"Every school will do its best to keep the kids safe — that's put first, even before education," she said. "Internally there is always a great deal of attention paid to that, before everything else."

Mike Ottmar, associate superintendent of business for the county's office of education, said he believes they are diligent in their work to avoid and rectify hazards.

"Mostly, the motivator is to correct anything that would be a danger to students and staff — they are required to have safe facilities, and when you have an inspector's report, you are put on notice," he said. "If a risk is identified and the district is not

See ***SCHOOLS*** *page 8A*

Gun-toting gang member suspected of Carmel robbery

PINE CONE STAFF REPORT

CARMEL POLICE suspect that known Salinas gang member Joel Fernandez, Jr. — arrested by Monterey police late the night of June 4 after reportedly attempting to rob a man at gunpoint — was responsible for a double armed robbery in downtown Carmel earlier that evening.

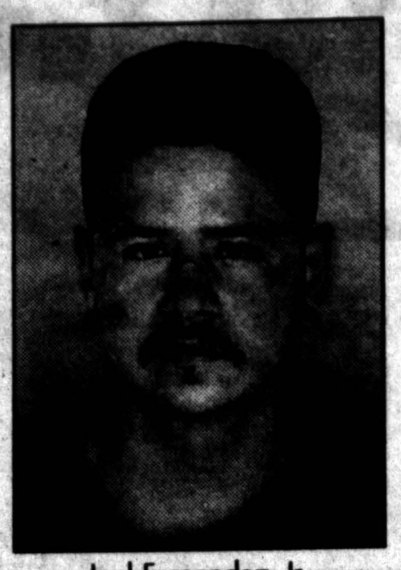
According to Carmel Detective Sgt. Pete Poitras, a man in a full-length leather trench coat carrying an assault rifle robbed a 69-year-old woman and her 17-year-old granddaughter shortly before 9 p.m. Sunday night in the Svendsgaard's Inn parking lot as they unloaded belongings from their car.

Holding the rifle to the older woman's head, the suspect demanded their money, according to Poitras.

"He threatened to shoot the grandmother unless the granddaughter gave him money," he said.

After fleetingly thinking the man must be joking, the victims realized the threat was real and turned over a wallet and cash totaling $240, Poitras said.

When their attacker fled, the two Oakland residents ran into the San Carlos at Fourth inn to notify police, according to Poitras, but authorities were unable to find anyone matching the man's description in the area.



Joel Fernandez, Jr.

Two hours later, Monterey police responded to a report of a fight at 501 Camino Aguajito. According to the police report, Fernandez had attempted to rob a man there at gunpoint as he was removing items from his car.

Convinced he was going to be shot, the victim fought with his attacker, and reportedly saw Fernandez aiming his rifle at him as he ran towards the lake, according to Poitras.

"He was about to jump in the lake, certain he was going to be shot in the back," he said.

As police arrived, Fernandez reportedly ran into the nearby Lake Royal apartment complex with a rifle in his hand, where he was soon found hiding in a dumpster. Police immediately arrested him on charges of robbery, attempted murder, assault with a firearm and weapons possession charges.

The Carmel robbery victims identified his weapon and trench coat, according to Poitras.

The 23-year-old Fernandez, a Salinas resident known by police there to be affiliated with the Salinas East Market gang, is being held at county jail on $287,500 bail.

Poitras credited Monterey police for their quick action, saying it likely prevented more attacks.

"They probably nipped in the bud what could have gone on to become a crime spree," he said.

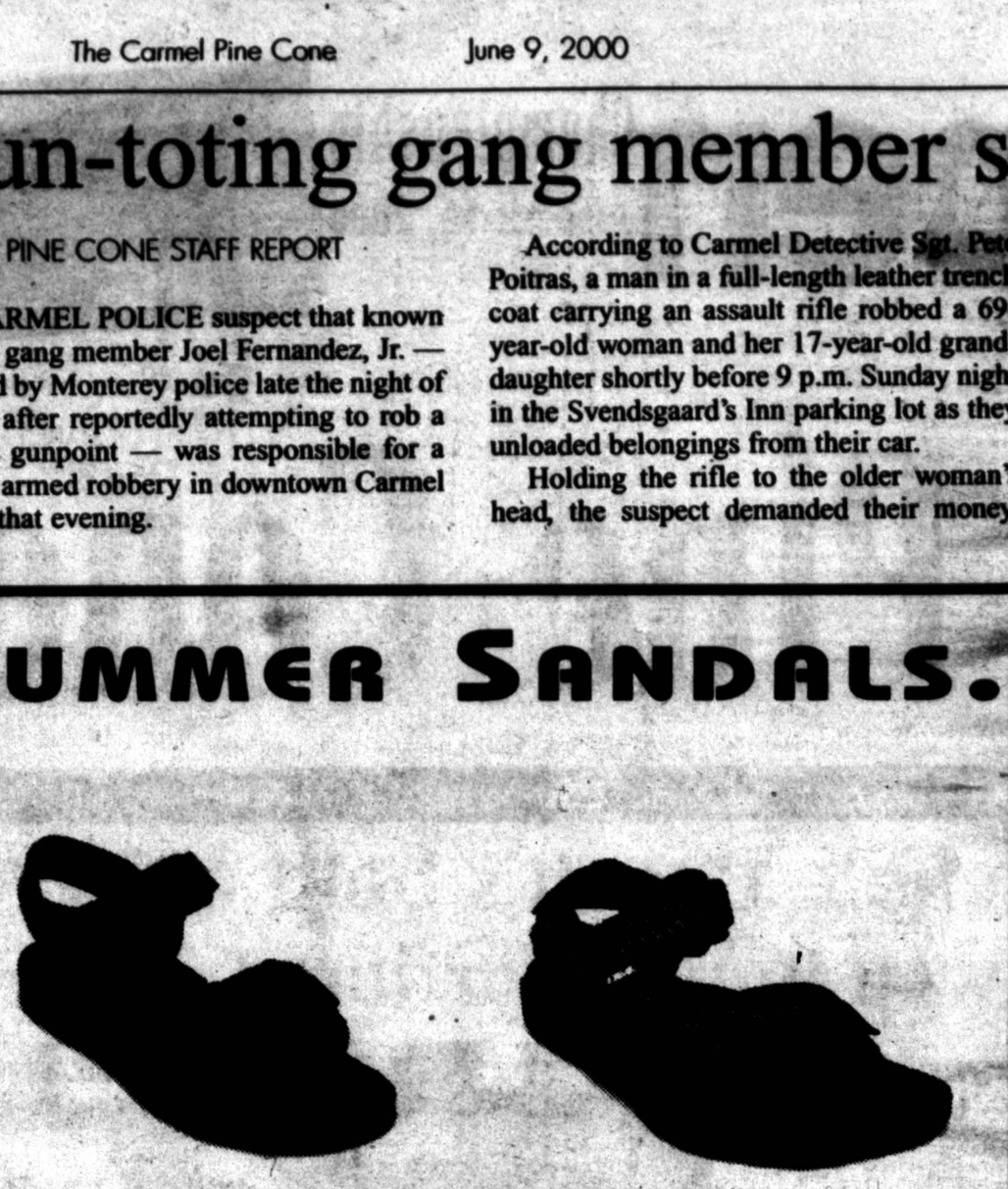
Poitras also took the occasion to warn Carmelites that while street robberies are unusual in Carmel, "We as citizens of this rather safe community can't automatically assume that nothing like this will ever happen here."

Park Branch Library launches children's summer program

"BOOK A Trip — Read Around the World" is Harrison Memorial Library's Park Branch summer reading program for school-age children who are invited to sign up to win prizes.

Children may win rewards based on the amount of time they spend reading. Registration is Tuesday, June 13th at the Park Branch on Sixth Avenue at Mission, Carmel. Call 624-4664 or go on-line at: www.hm-lib.org/youth/bookatrip.htm

SUMMER SANDALS.



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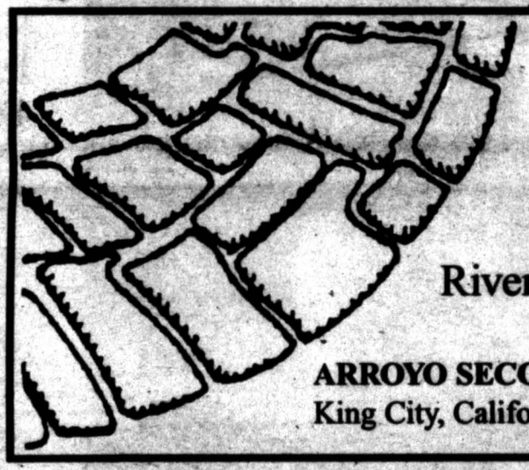

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Police & Sheriff's Log

Lesson 1: Don't mess with Kiwis' reflectors

HERE'S A look at some of the significant calls logged by the Carmel-by-the-Sea Police Department and the Monterey County Sheriff's Department last week.

SUNDAY, MAY 28

Carmel-by-the-Sea: Male asked for assistance at 2330 hours to get aspirin for his wife who became ill. Drove him to Safeway and back due to the fact that he had been drinking earlier.

Carmel-by-the-Sea: Man booked at CPD on an outstanding warrant. Paid bail of $3,000.

Carmel-by-the-Sea: Located four persons sleeping on Carmel Beach at 0200 hours. All were over 18 years old. Asked to go home.

Carmel-by-the-Sea: Four fires extinguished north of 10th. Advice given regarding regulations on beach fires to several groups.

Carmel-by-the-Sea: Report of a wine bottle found in a Monte Verde resident's back yard. Bottle did not belong to the resident. Area checked — unable to locate origin of the bottle.

Carmel area: Hatton Road resident came home and discovered his house was burglarized.

Carmel area: Rio Road resident requested a civil standby while her ex-husband picked up their daughter from her house.

Big Sur: San Luis Obispo resident reported his stove caught the grass on fire in the upper part of an area in Los Padres National Forest. The resulting fire burned approximately 12 acres and was controlled by USFS, CDF, Big

See POLICE LOG page 13B

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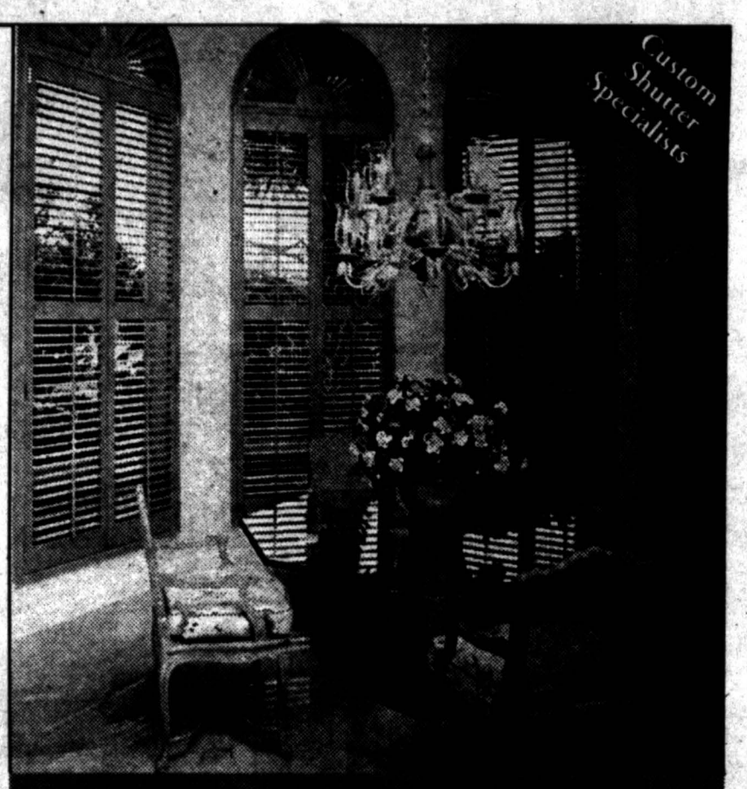

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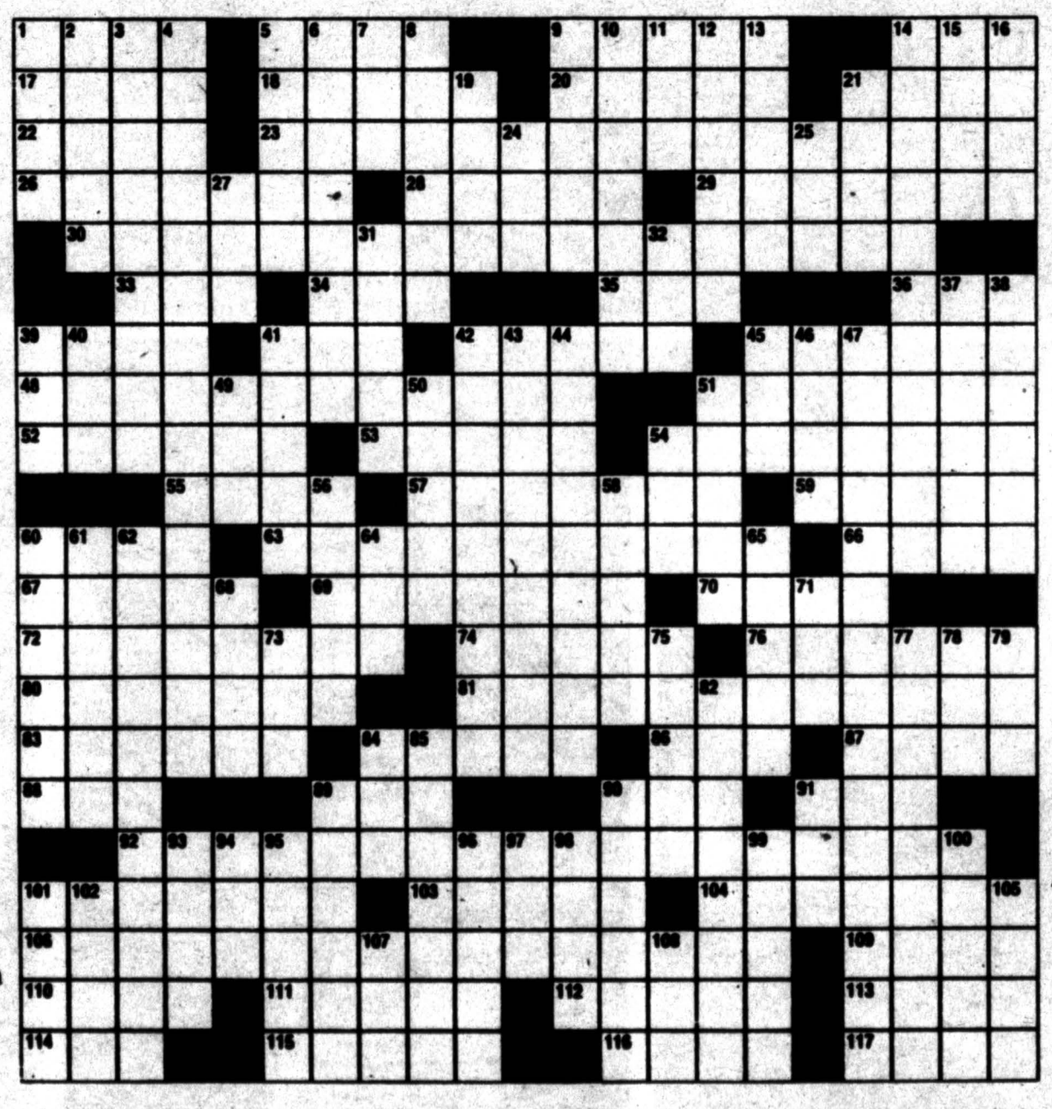
SPELL CHECKER

BY MARTIN SCHNEIDER / EDITED BY WILL SHORTZ



ACROSS

1 Charge
5 Auricular
9 Feature
14 Environmental hazard, for short
17 "___ grip!"
18 Kind of coil
20 Lickety-split
21 Certain something
22 "My word!"
23 Champion on the ice
26 Perky name?
28 Stone landmark
29 Second edition
30 Many a college teaching assistant
33 ___ Méditerranée
34 Parts of a krona
35 Düsseldorf dessert
36 July 4, e.g.: Abbr.
39 Quatrain scheme
41 A
42 Like the sound "ng"
45 Leave
48 Daisy Fuentes or Carson Daly
51 Many a sailor's downfall
52 The Tatler essayist
53 ___ voce
54 One who's up a creek?
55 Affectation
57 British banking name
59 Vibe
60 Pre-calc
63 Crushed
66 Impending
67 Whetstones
69 Response to a doubter
70 G.I. journalist
72 Stemmed
74 Delineated
76 Pursue intently
80 Like improved baby shampoo
81 Las Vegas landmark
83 Whitney Houston's record label
84 Sprays
86 Senate response
87 Perón and namesakes
88 Little dog, for short
89 ___ Aviv
90 Orch. section
91 Nasdaq news, in brief
92 Theater hit of 1878
101 Hesitating
103 Wife of Abram
104 Fit to be tied
106 Red Cross offering
109 Antiquated alpine apparatus
110 Just
111 Pitch
112 "The Far Side" exclamations
113 1965 jazz album
114 Kind of flour
115 Presidential nickname
116 Obsolescent conjunction
117 Bakery offerings

DOWN

1 Work week whoop
2 "The Tortoise and the Hare" writer
3 Draw on a board
4 Cold war warriors
5 Cheri of "S.N.L."
6 140 pounds, in Britain
7 "This ___ test"
8 You've heard it before
9 Sarajevo skiing gold medalist
10 Earth, for the most part
11 Actor Kilmer
12 Legendary skydiver
13 Went sniggling
14 Releases, as a fish
15 Herr's her
16 Today it's managed
19 Not much
21 Org.
24 French corp.
25 Sprawl
27 Drum site
31 Some Algonquians
32 Up to, informally
37 Potemkin Steps city
38 Pitcher Al for the Blue Jays and Mets
39 50's political inits.
40 N.Y.C. subway letters
41 ___ barrel
42 Makes official
43 Site of the 1973 Riggs/King "Battle of the Sexes"
44 Some Christmas decorations
45 46-Down, to Aphrodite
46 See 45-Down
47 Prominent media member
49 Biblical high priest
50 1984 Redford role Roy ___
51 Hospitalize
54 When doubled, a number
56 Not so naïve
58 1998 World Series star Ricky
60 Mall mainstay
61 The Joker player on 60's TV
62 With absolutely no spark
64 Headed up
65 Miniature
68 Tar
71 Oaf
73 Hatter affair
75 Teeth: Prefix
77 With approval
78 ___ lark
79 They intersect intersections: Abbr.
82 Annual report report
84 Laugh syllable
85 Central Park designer Frederick Law ___
89 1940 Karloff horror flick
90 Kind of column
91 Darin and Dee's "___ Man Answers"
93 Kindergarten game
94 Part of a work week: Abbr.
95 Comb
96 Old
97 Span. 15-Down
98 Aforementioned
99 Worry
100 French equivalent
101 Cpls., e.g.
102 Wine, for starters
105 Big times
107 Free (of)
108 Chemical suffix

Answer to this week's puzzle on page 22A

Silent protesters fail to sway city council

By MARY BROWNFIELD

ANOTHER LAWSUIT might be what she has in mind, but Carmel preservation activist Enid Sales didn't say a word at this week's meeting as the Carmel City Council voted 4 to 1 June 6 to uphold three demolitions approved by the Carmel Planning Commission.

Sales filed the appeals in March, seeking to halt the bulldozing of John Mandurrago's Hitchcock House on Mission, Bill and Mary Lou Shellooe's Scenic Road cottages Sea Urchin and Periwinkle and Christine and Jerry Baker's Casanova home — all of which are without historic significance, the planning commission decided.

City Attorney Don Freeman read into the record a letter from Sales' Sonoma County lawyer, Susan Brandt-Hawley, stating she is representing Sales and would not appear in person at the hearings. No one spoke on behalf of Sales at the hearings, and only one member of the public spoke during the meeting in opposition to the demolition of old Carmel homes.

Hitchcock House and the Scenic Road cottages were analyzed in extensive environmental impact reports. Although both EIRs prepared by Denise Duffy & Associates concluded the homes may be historic resources, the planning commission disagreed, based on expansive information provided by the applicants and their attorneys, and voted to approve the demolitions in March.

Sales appealed both shortly after, alleging the commission failed to recognize evidence in the environmental reports showing the structures are historic and asking the city to preserve the old homes.

But planning staff encouraged the council to uphold the planning commission's decisions and adopt the commission's numerous findings on which they based their votes.

Speaking on behalf of Mandurrago, attorney Joseph Karnes told the council, "This project has received exhaustive review," adding that an initial study conducted by Jones & Stokes showed Hitchcock

See DEMOLITION page 16A

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Three long-timers wave farewell to city hall, but you'll still see them around town

By MARY BROWNFIELD

THE CITY of Carmel-by-the-Sea will lose three long-time employees by the time 2000 rolls to a close: city forester Gary Kelly — who wraps up his job at the end of the month — and Carmel Fire Chief Bill Hill and city clerk Jeanne Brehmer, who will leave the city in December.

Gary Kelly

Kelly, whose final project has been to finish the city's forest master plan, has been in Carmel's employ for 27 years, according to Margi Perotti of the forest and beach department.

"He started out on the tree crew, and then worked his way up to becoming the city forester," she said. He will use his newfound freedom to spend time with his family and take fishing trips, according to Perotti.

Bill Hill

The department will throw a luau in honor of "The Big Kahuna" June 23, complete with barbecued pork and pineapple, tropical fruits, coleslaw, teriyaki chicken and of course, leis, Perotti said.

The public is invited, and anyone interested should hand over the $22 to the department for a luau ticket by June 12, she said. The party will take place on the terrace between the public works and forestry department building and the Carmel police station.

"Festive attire is encouraged," she said. "We would like to have everyone in Hawaiian shirts."

Chief Bill Hill

After working with the fire department for 36 years — he first walked through the door as a part-time volunteer in 1964 — Chief Bill Hill will retire in December.

"We're not going anywhere — I'm quite happy here," said Hill, whose family has been in Carmel for three generations. "My wife and I were both born and raised here."

Hill said he plans to spend his time working on a renovation project at San Carlos and Eighth, where his grandfather first built a home in 1924. He also wants to do some computer consultation, he said, and pursue his hobby of bird photography.

"I have lots to do — the least of my worries is being bored," he said.

And while he'll finally have more time for his family, his projects and his hobbies after he bids farewell to the brick firehouse on Sixth Avenue, Hill said he's gratified by his lifelong firefighting career.

Even as he fleetingly studied marine biology in college, Hill said he'd known since high school that he wanted to be a firefighter. When he decided on his career, he turned to business administration at school — since no four-year firefighting programs then existed — and started at CFD full-time in 1968.

If he had it to do all over again, he said. "I wouldn't do anything different."

Jeanne Brehmer

City clerk Jeanne Brehmer

After her 20 years with the city, Brehmer will retire in December as well, and said she also plans to stay in the area.

She will spend her time after retirement working with her husband, George Brehmer, at Ben Heinrich Real Estate, she said.

Carmel Mayor Sue McCloud said she will miss all three, but is happy for them as well.

"Generally it's always wrenching to see the corporate memories disappear from the scene," she said. "But having crossed the retirement Rubicon, I can only say that personally I wish I'd done it sooner, so I can only envy their decision."

Mary Bristow Antiques

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CHS teachers leave to pursue their dreams

By MARY BROWNFIELD

THREE CARMEL High School teachers who have taught since the 1970s are retiring, leaving a void many say will be hard to fill.

Veterans Sue Williams, Norma Walch and Chad Lincoln all have big plans for their next lives outside the classroom.

Williams, head of the school's art department for the past 30 years, is leaving to pursue her own artistic career full time, according to CHS head counselor Lynn Archer.

"She wants to be the artist that she really is," Archer said. "She's done a great job here, and is a remarkable woman."

An accomplished textile artist with a degree in design from UC Davis, Williams taught a wide range of classes to CHS art students, including sewing and textiles, graphic design and digital graphics. She also worked as a mentor, instructing other teachers in the areas of art and computers.

"I think one of the things that impressed me the most was that as department chair, she would be at every single event that had anything to do with visual or performing arts," Archer said. "She was a promoter, an advocate, a real leader who helped to develop our visual and performing arts department to where it's really fine on all levels."

Longtime English teacher Norma Walch, who began her career at Carmel High in 1978, is also saying goodbye.

"She's just a dynamite teacher," said Archer. "When students handed in their papers, we used to kid her that she would always write almost as much back to them."

As for her plans, her husband, English department chair Bob Walch, laughed and said, "If you listen to what she's been saying, she's going to redecorate the house and spend all my money."

A lover of American literature, novels and poetry in particular, Walch may also focus more on her own writing.

She will continue her book review show at 6:55 p.m. Tuesdays on KAZU.

"She's bright, witty and committed to the students' best welfare," Archer said.

Fellow English teacher and activities director Chad Lincoln left Carmel High in January at the close of the fall semester after 24 years with the school.

While he was a favorite among students for his development of the arts and music festival, Day on the Green, he was most noted for his creative writing classes.

"He really has a great sense of humor and is very creative," Archer said. "The kids loved him because he was just plain fun."

A writer of short stories and poetry, Lincoln served as a living example of one who could teach as well as create his own work. He also taught small business development.

Two others, math teachers Bruce Stannard and Russ Pierik, who taught jewelry classes, are also retiring this year.

The Carmel High School graduation will be held June 9 at 4 p.m. on Bardarson Field.

The Golden Years

By Myles Williams

In keeping with the times, the Walgreen company announced plans to install a full-service Internet pharmacy. Electronic commerce (E-commerce) from retail stores will give technology-savvy customers a password-protected site to view their prescription history and request refills. The company currently receives about fourteen hundred requests on the Internet per day for refills. For consumers who prefer the traditional walk-in or phone-in orders, those services will remain intact.

* * *

Having just passed his ninetieth birthday, economist and author John Kenneth Galbreith has no plans to slow down. He has published a book about presidents, "From FDR On", that critics call "fresh and lively as the work of a thirty year old," and describes Galbreith's humor as "dry as a good martini."

* * *

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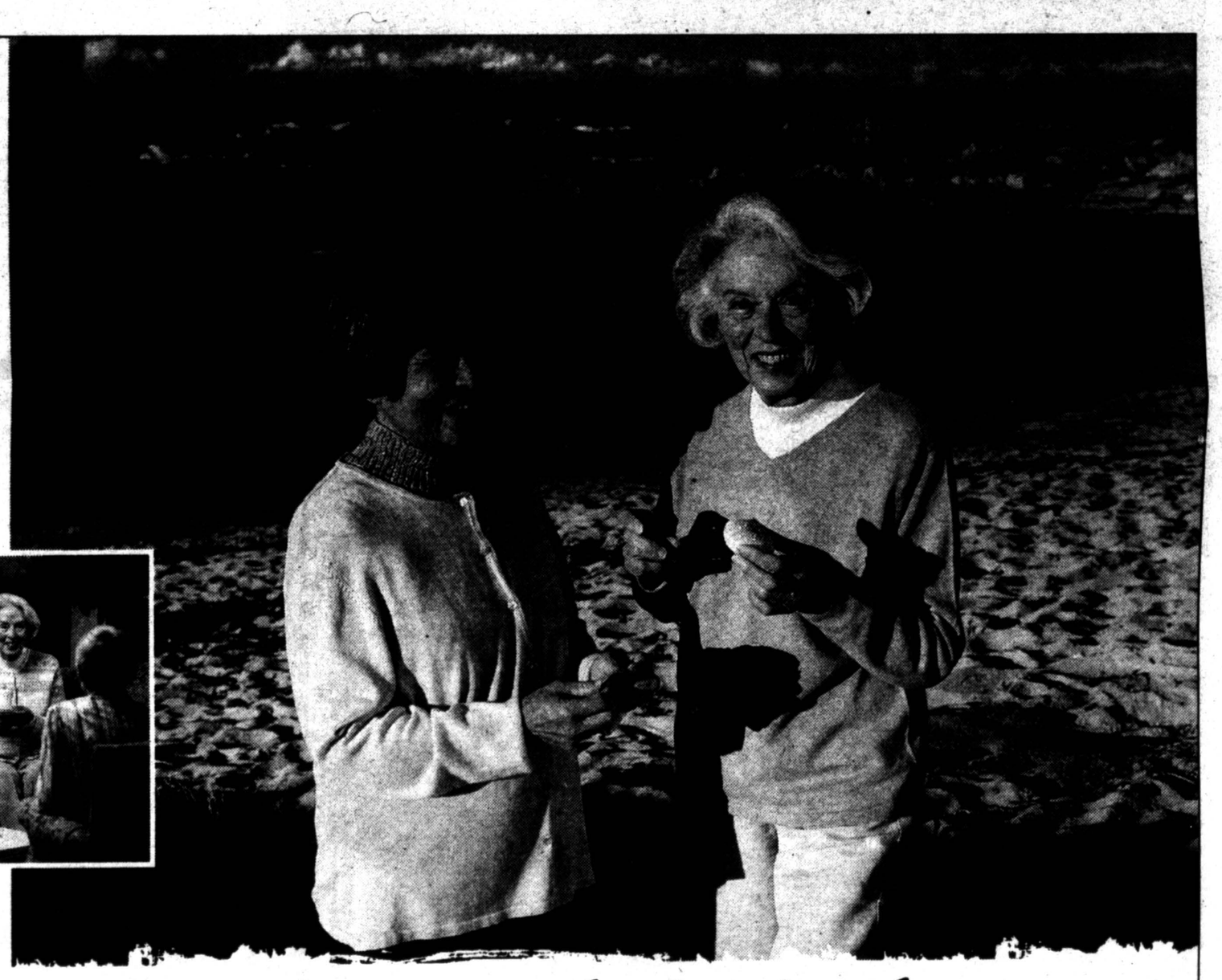

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SCHOOLS

From page 1A

doing anything to do it, it increases the liability."

But Blasi is skeptical of an insurance inspector's ability to see the big picture.

"People inspect for the kinds of things they care about," he told The Pine Cone. "My understanding is they inspect purely with respect to personal injury — that's not anything to do with temperature, or toilets so disgusting you couldn't use them."

The current system allows these types of conditions to persist, according to Blasi, and self-policing is not the answer, because people often get used to what they see.

"Even in my experience in housing, one of the recommendations we made was that they rotate inspectors," he said. "People who've been assigned to Skid Row for 15 years — you would not believe what they begin to think of as normal."

At Carmel High School, for instance, Blasi said he heard about a chronically leaky roof — a common, neglected problem in California's public schools.

"We did get some information about Carmel — a leaky roof is the perfect example of something the minimal, normal kind of accountability systems — that operate in other kinds of facilities — wouldn't let happen," he said. Schools are a bizarrely bureaucratic no-man's land."

Although he came across some schools without any problems, Blasi said he found deplorable conditions throughout many of the state's schools, including unusable restrooms, playgrounds that turn into lakes when it rains, rodent and bug infestations, and mold. A combination of lack of money and little oversight are the cause, he said.

"The whole system has been pretty consistently underfunded for the last 20 years, and a lot shows up in deferred maintenance," Blasi said. "Teachers have a union, but nobody speaks effectively for the kids and certainly no one speaks for the buildings. Over time, we've gotten to this state."

Ottmar explained that having little money means certain projects get placed on the back burner.

"Most schools have needs in the millions of dollars, and are getting income in the hundreds of thousands of dollars," he said. "It's always a juggling act of taking the most severe cases first — making sure the health and safety of students are number one — and sometimes the learning environment becomes of secondary importance."

Passing the buck

The State Department of Education — which technically oversees public schools — only reviews plans for new or remodeled schools.

"There aren't any required periodic inspections by any state agency I'm aware of, and certainly not the Department of Education," said Duwayne Brooks, director of the school facilities planning division.

While Brooks' division reviews plans for a new school's "educational appropriateness," the state's division of architects examines the structure. No authority currently reviews heating, ventilation, air conditioning and electrical plans, even in the planning stages, according to Brooks.

The onus of maintaining school safety instead falls on the school district and its board. "Basically it's a self-monitoring, self-policing situation at the local school level," Brooks said.

In their report, Blasi and his students wrote, "As a matter of California Constitutional law, it is clear that it is the state officials who are ultimately accountable for public education. That responsibility remains with state officials, even when they seek to delegate responsibility and the direct operation of schools to local school districts."

The report continued, "But in the daily life of our schools, however, there is another answer to the question of who is ultimately accountable: no one."

Despite 11-year-old state legislation empowering local building departments to inspect schools for violations, the state architect has not received any reports since its implementation.

*See **INSPECT** page 14A*

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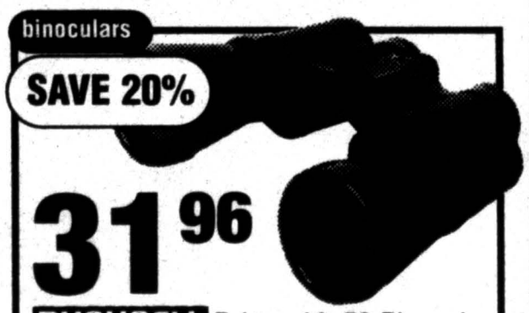

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Carmel Valley

CARMEL VALLEY ROAD TO GET LOWER SPEED LIMIT

By PAUL MILLER

A FOUR-LANE stretch of Carmel Valley Road where two fatal accidents killed four senior citizens last month will have its speed limit lowered to 45 mph later this summer, the Monterey County Board of Supervisors decided June 6.

The decision came despite advice from the county's head of public works, Lew Bauman, that the speed limit change is not needed at that location.

But Supervisor Dave Potter disagreed. "I think we need the 45 mile-an-hour limit, we need better signage to increase driver awareness, we need more consistent speed enforcement and we should also get moving on a bill to make it a double-fine zone," Potter said before the vote.

'I am going to be the tough-mother who will stand in the doorway and insist on a signal light.'

— Supervisor Edith Johnsen

The next morning, he was advised by the county's Sacramento lobbyist that a double-fine provision affecting Carmel Valley Road could be quickly added to a bill pending in the legislature, making it possible that speeding tickets on the road could hit $200 this summer.

During the supervisors' meeting, a sharp disagreement emerged between Supervisor Edith Johnsen and Bauman over whether the Via Mallorca intersection — which had a low accident rate before the tragic crashes May 8 and May 12 — should get a stoplight.

"I am going to be the tough-mother who will stand in the doorway and insist on a signal light," Johnsen said.

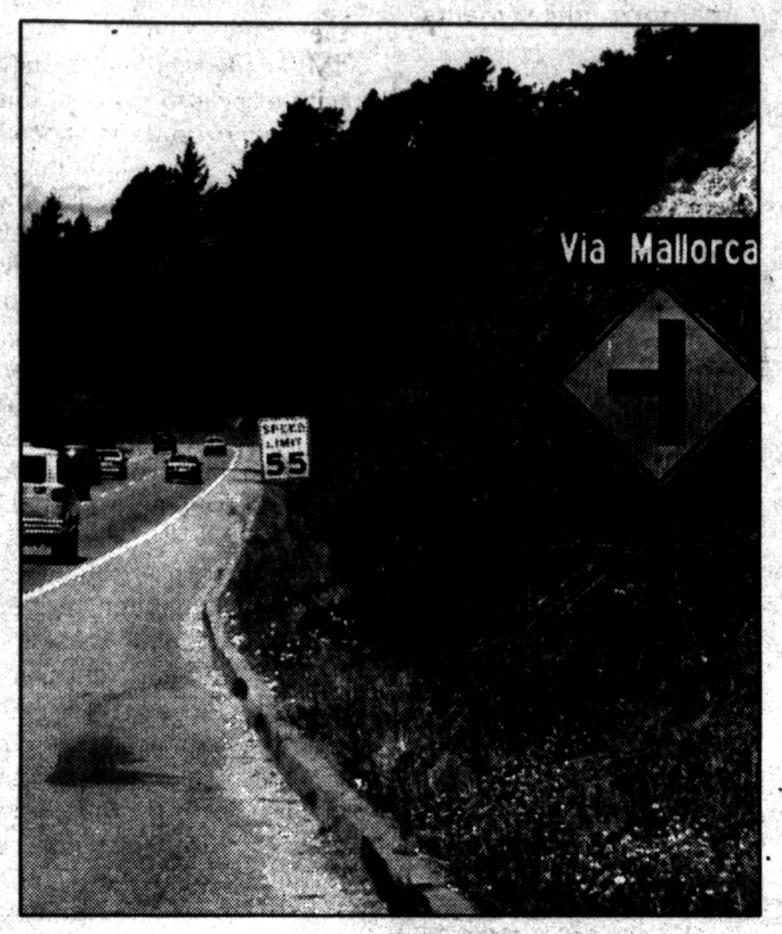
But Bauman has advised the board that conditions at the intersection don't warrant a stoplight, and that installation of a signal might actually make the intersection more dangerous.

Potter said he doesn't have enough information to decide whether a signal is needed, and he criticized the public works department for presenting the board with a "shallow" report on possible improvements to the intersection.

"I have a strong and urgent desire to do something out there," Potter said.

He and Johnsen agreed to study the signal issue in more detail — including the possibility of a half-signalization at the intersection, similar to the light installed in 1993 at Highway 68 and the Morse Gate to Pebble Beach.

The new 45 mph speed limit on Carmel Valley Road will be put in place on the segment from the middle school to Via Mallorca. For the time being, the limit will remain 55 mph from Via Mallorca to Quail Lodge, but Potter said there is a good possibility the limit will be set at 45 all the way from Highway 1 to Mid Valley.



PHOTO/PAUL MILLER

The traffic zooming by Via Mallorca in Carmel Valley will soon have to slow down to 45 mph — or get hit with a double-fine speeding ticket.

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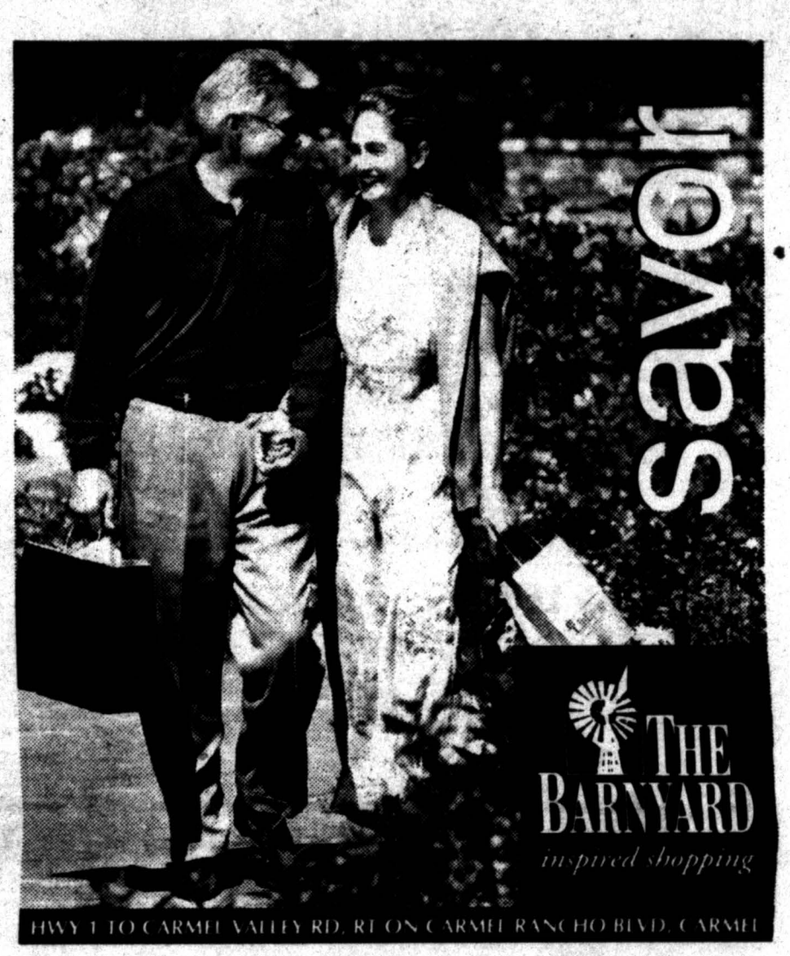

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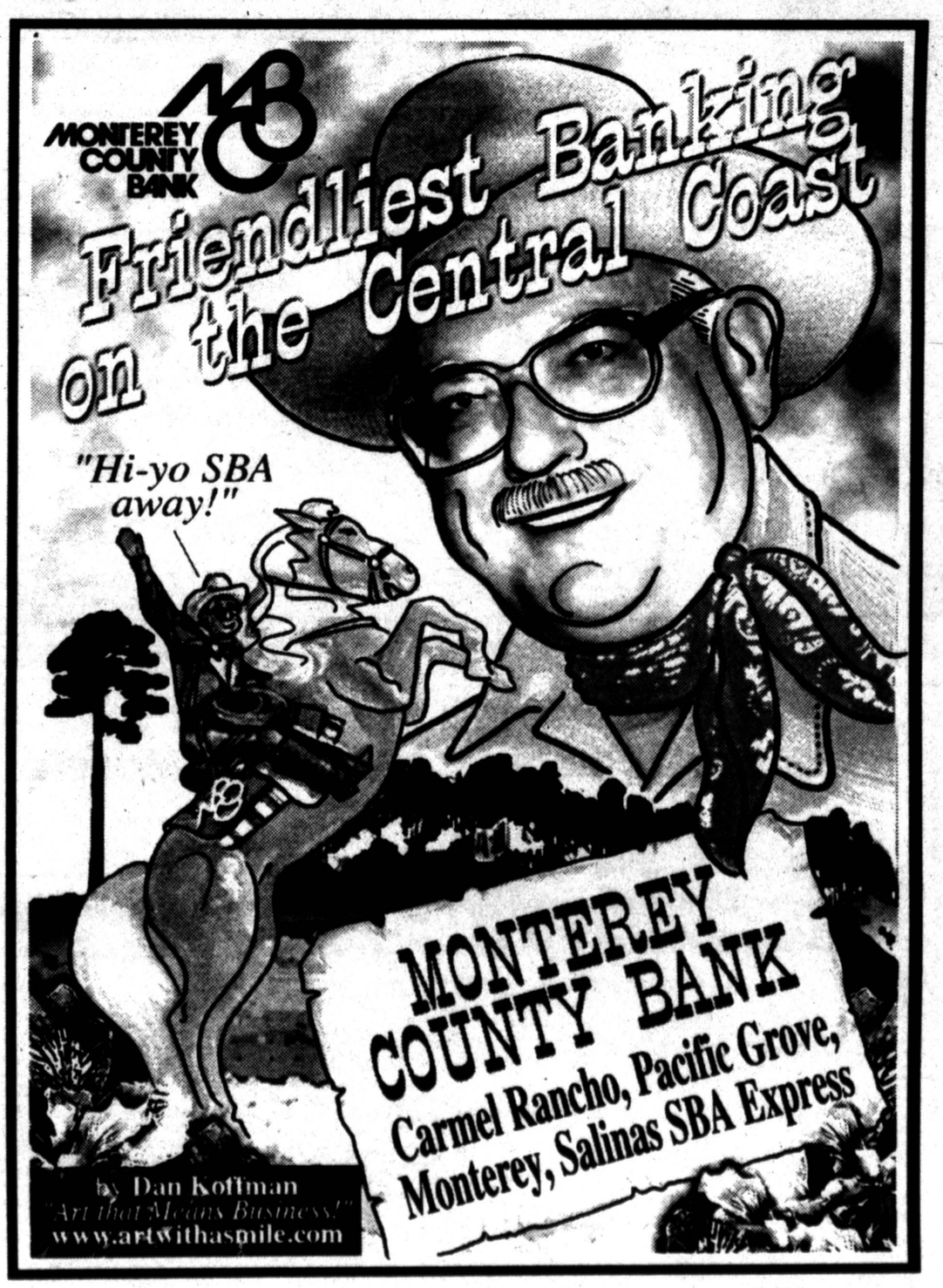

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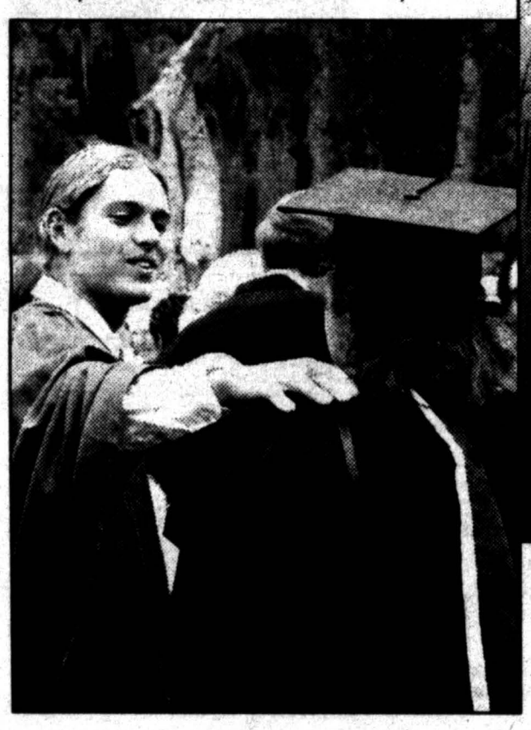
CLASS OF 2000 BIDS FAREWELL TO STEVENSON

Story and Photographs by MARY BROWNFIELD

IN BESTOWING advice upon Robert Louis Stevenson's 120 outgoing seniors during their graduation June 2, Admiral William Crowe, Jr., chairman of the Joint Chiefs of Staff under President Ronald Reagan, challenged them to take on the responsibility of becoming strong leaders while preserving their ability to laugh at themselves. Citing a lesson learned during the Cold War, he said, "Never underestimate the power of leadership." But with levity he added the importance of having a good sense of humor. "There is no failure that doesn't include its ludicrous, ridiculous aspects," he said, adding that when asked what the world would be like without funny stories, a 12-year-old had girl wisely responded: "We would all die of seriousness."

Robert Louis Stevenson teachers and staff — along with friends and family — gathered to celebrate the graduation of the 120-student-strong class of 2000 under gray skies last Friday.

Nicolas Georis (below) pauses to embrace a member of the Stevenson faculty after the June 2 ceremony.



The Rev. Paul Woudenberg, following the tradition of standing in line with fellow RLS faculty to congratulate their new graduates, offers best wishes to Ray Alvarez of Houston, Texas.

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SEVERAL CARMEL streets near the gate to Del Monte Forest will be posted "No Parking" during the U.S. Open to allow emergency vehicles access to residences there.

Parking will be prohibited from 5 a.m. to 6 p.m. during the Open on:

- Fourth Avenue, between San Antonio and Monte Verde;
- south side of Second Avenue, between San Antonio and North Camino Real;
- both sides of San Antonio between Fourth Avenue and the Carmel Gate; and
- narrow portions on both sides of Carmelo Street and Camino Real between Second and Ocean Avenues.

Any vehicle found on these streets during the posted hours will be towed, according to the Carmel Police Department..

Shuttle for inn guests

Visitors staying at one of the more than 40 inns and hotels belonging to the Carmel Innkeepers Association need not fret about getting to the Open — if they have tickets, that is. The association will provide a courtesy shuttle for its guests.

Inn guests can catch a bus to the practice rounds Monday, Tuesday and Wednesday between 8 a.m. and noon, and can get a ride back to Carmel between 2 and 6 p.m.

During tournament play Thursday through Sunday, the shuttles will run to the Open between 6:30 and 10:30 a.m., returning 2:30 through 6:30 p.m.

Interested guests should inquire at their hotel's front desk.

CARMEL WOOS U.S. OPEN GUESTS WITH LATE HOURS

MORE THAN 120 Carmel businesses will stay open until 9 p.m. Thursday, Friday and Saturday during the U.S. Open in order to serve the thousands of visitors in town.

"We're just encouraging every business to be the '19th hole' and welcome the attendees," said Carmel Business Association Executive Director Jan Hanson.

More than 120 local businesses had signed on for extended hours by the CBA's June 8 deadline. A list of all participants will be distributed to Carmel inns and hotels.

Any other business is allowed to stay open late, according to Hanson. Carmel shops can make their own hours, she said, and require no permission from anybody to stay open until 9 p.m.

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Planners grapple with private murals in public view

By MARY BROWNFIELD

THE CARMEL Planning Commission fleetingly entered uncharted territory June 7 when it heard two applications for murals — one on the back of Mel Kline's building on Junipero and Fifth, the other in the Village Corner restaurant patio at Dolores and Sixth — an issue not covered by any city regulations.

Planner Paul Mugan told the commission that staff had no objections to the applications, since there are no regulations about murals and the city's design guidelines apply only to the compatibility of exterior changes with their surroundings.

But he suggested commissioners might want to withhold final approval until the murals are painted, to "provide some remedy in the unlikely event that substandard work results in an eyesore." That means the owners could then be required to remove the murals, he said.

One application involved a proposed mural of redwood trees to be painted by local artist Scott Dosch on a large brick wall behind Alain Pinel Realtors. Although Kline owns the building, which houses Katy's Place, he said the realty company agreed to pay for the project.

The other, designed by artist Susan Collins, would depict flowers, doors and windows along two currently blank walls inside Village Corner's courtyard.

Commissioners, unwilling to take a decisive action on either application, denied both without prejudice until another committee suggests how to deal with them.

The city's Committee for Art in Public Places is the ideal body to review such requests and help create some guidelines, according to commissioner Pope Coleman.

"The ability to make artistic judgments is not perhaps as strong in this group as in the members of CAPP," he said. "Perhaps they are the ones to make the decision, but we deal with private property in the public domain. Is a mural of any kind appropriate in that spot? If so, then we should refer it to the city's artistic advisers."

In approving any mural application, the commission should also consider the opinions of those who will be affected by it, the dependability of its financial backers and plans for maintaining the art once it is in place, according to Coleman, who served on an arts council in Ohio.

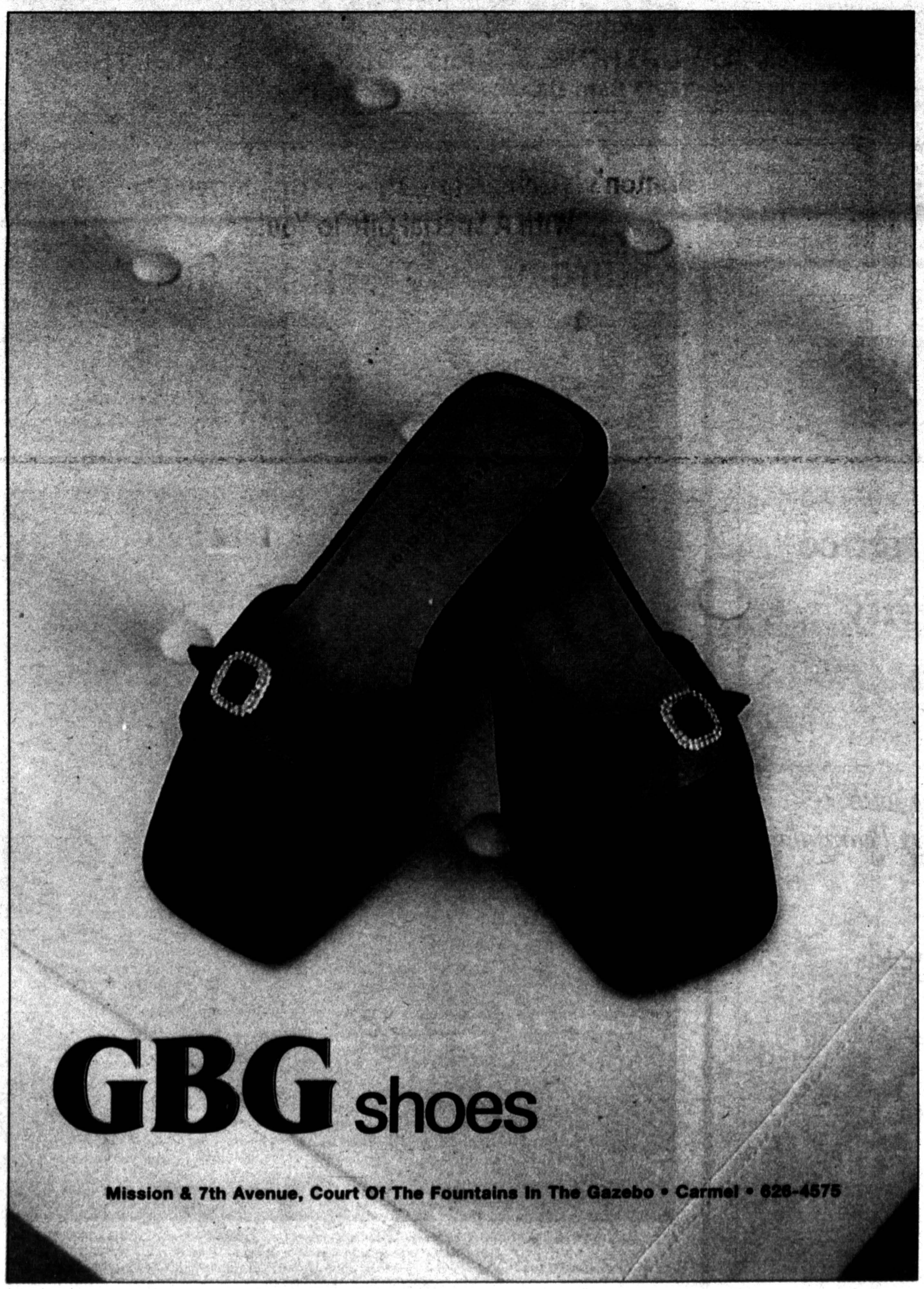
"These things deteriorate; generally the people who are very enthusiastic at the beginning are not so enthusiastic about maintaining them, if indeed they are still in town," he said.

CAPP evaluates public mural projects based on the importance of contributions to the community by local artists, compatibility with the area, the appropriateness of the design, historical elements, composition, the use of natural features within the project and its permanence.

But commissioners said they also want general direction from CAPP on how to handle private art on private property that can be seen from public streets.

Even the question of whether any murals would be appropriate remained undecided, since neither commissioners nor staff were sure they are responsible for such decisions.

"I do believe that CAPP should set policy on this before we do anything," said chairman Jan Fisher. "Until that committee is consulted, we could set precedents. This could be the beginning of many murals, and is that what the planning commission wants?"



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PEBBLE BEACH

From page 1A

■ elimination of 278 homesites at 13 different planning areas. Seven planning areas identified as critical Monterey pine habitat, including Pescadero Canyon, would be dedicated as open space;

■ 50 to 60 new hotel rooms at The Lodge, 70 to 80 new rooms at the Inn at Spanish Bay, and 24 "golf cottages" on Spyglass Hill Road;

■ 48 units of employee housing next to the Pebble Beach Co. offices on Sunridge Road; and

■ a driving range, parking lot and 12 units of employee housing across 17 Mile Drive from the Inn at Spanish Bay.

Not only would the new plan protect tens of thousands of trees, it would also generate much less traffic, produce more jobs and tax revenues and require much less water than the old plan, Williams said.

'It seems to me that the company is giving a lot more than it is taking.'
— Dave Potter

Under the new proposal, the company would forgo converting hundreds of valuable single-family lots into cash, but would generate a significant revenue stream from 160 pricey new hotels rooms and from coveted Pebble Beach tee times.

"We're running 80 percent occupancy and 90 percent golf course utilization right now," company CEO Bill Perocchi said. The Casa Palmero project, which opened last year, has been very successful and "the demand for more rooms and golf is substantial," Perocchi added.

Soon after he became a part-owner of the world famous golf resort last summer, Eastwood, who served as mayor of Carmel from 1986 to 1988, hinted that he might advocate a substantial reduction in the company's development plans. This week he said the other owners — Ueberroth, Perocchi, businessman Dick Ferris, golf legend Arnold Palmer and more than 100 shareholders — agreed.

"This is a group of people who love Pebble Beach and we are very enthusiastic about getting out of the real estate business so we can concentrate on the visitor-serving business," Eastwood said.

All five members of the county board of supervisors — which will have to approve any building plan in Pebble Beach — reacted favorably to the changes.

"It seems to me that the company is giving a lot more than it is taking," supervisor Dave Potter commented after the company's presentation to the board.

"I'm looking forward to this proposal, especially their plans for employee housing, which is something my constituents are concerned about," said supervisor Simon Salinas.

The most surprising announcement at Tuesday's meeting was that the P.B. Co. would begin collecting signatures for an initiative on the Nov. 7 ballot — an initiative that would down-zone hundreds of acres from medium- and low-density residential to open space, but which would not provide any guarantee that the company would get the golf course and hotel rooms it wants. Land use initiatives are limited to general zoning issues and cannot be utilized to approve or overturn building permits.

(The complete text of the proposed ballot measure begins on page 5B.)

"We want the public to have an opportunity to support what we're doing, but we'll still have to go through the environmental review process and the permit process like everybody else," Williams said.

Perocchi said the company would begin collecting signatures on petitions — more than 9,000 are needed to qualify the issue for the November ballot — as soon as the initiative's language is certified by the county counsel.

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INSPECT

From page 8A

"None of the building departments have ever heard of this law, I'm sure, and we talked to the biggest ones," Blasi said. "It's not surprising, since it only empowers them — not requires them — and there's no state money for it."

Yvonne Christopher, building services manager for the county, said she has never heard of the 1989 legislation and that her department has no involvement with public schools.

"Schools are all handled by the state," she said. "I have no idea what kind of routine inspections they do."

Blasi has no hope for the law, either, since it has no financial backing and no actual enforcement. "That whole process seems to have withered and died," he said.

According to Brooks, if the state department of education receives a complaint, it will work with the district to rectify the problem.

But Blasi said he doubted the state could."They may have policies, but no people to enact them," he said. "I'd be shocked if anything actually happened — I do not think they're set up to do that."

The only school areas at Carmel High regularly inspected by an outside government agency are the cafeteria and the swimming pool, which fall under the jurisdiction of the Monterey County Department of Environmental Health.

Health inspector Glenn Joesten has been with the department for more than 30 years, and has conducted inspections of both facilities and procedures at Carmel High twice a year since 1991.

School cafeterias are subject to the same California Uniform Retail Food Facilities Law as regular restaurants, according to Joesten, and the health department has the authority to decide how long a restaurant or school can take to fix a problem.

"If it's a serious violation, we can order it corrected immediately," he said.

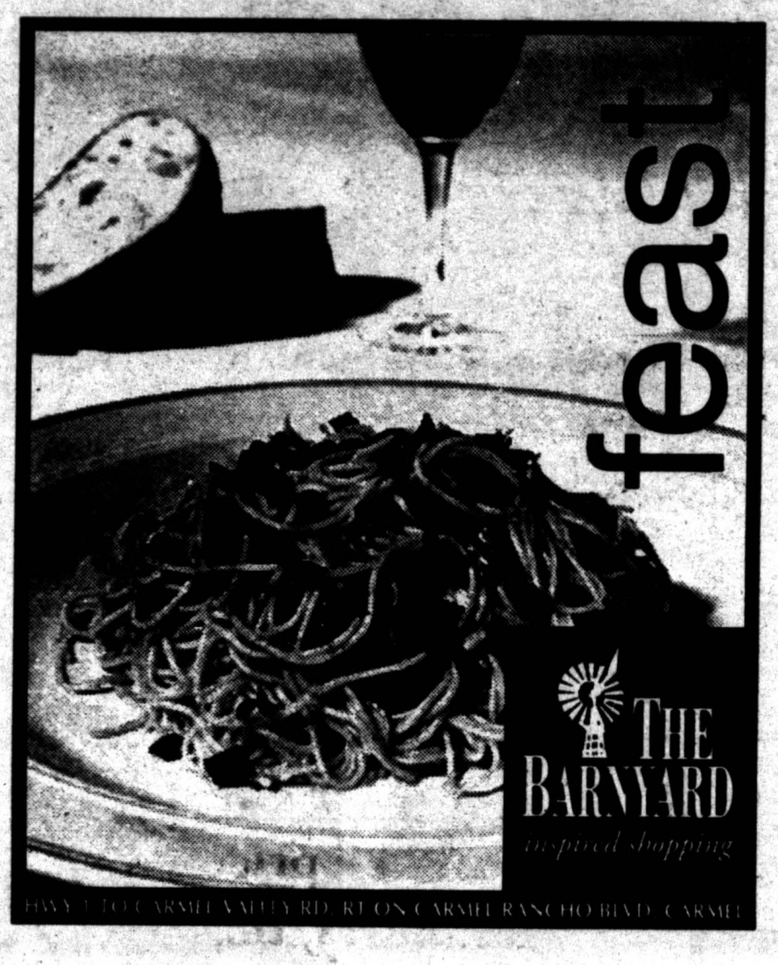
Records indicate the CHS cafeteria — which has had no violations since November 1998 — had primarily only small infractions in prior years, including workers not confining their hair, personal items being placed on food shelves, and improper cleaning of the floors underneath some of the equipment in the decades-old kitchen.

Joesten said he suggested last month that the school work on longer-term projects, such as repairing and repainting a leaky area of ceiling in the school cafeteria, during the summer when the building is not in use.

"A lot of times the cafeteria manager will even direct me to things that need doing, asking me to include them in my report," he said.

Blasi said that sort of monitoring and enforcement is necessary at all levels in order to improve public schools.

"We have a long way to go just to become average," he said. "Kids in the worst schools are getting an education that no third world country would inflict on its kids, and facilities are a big part of that."



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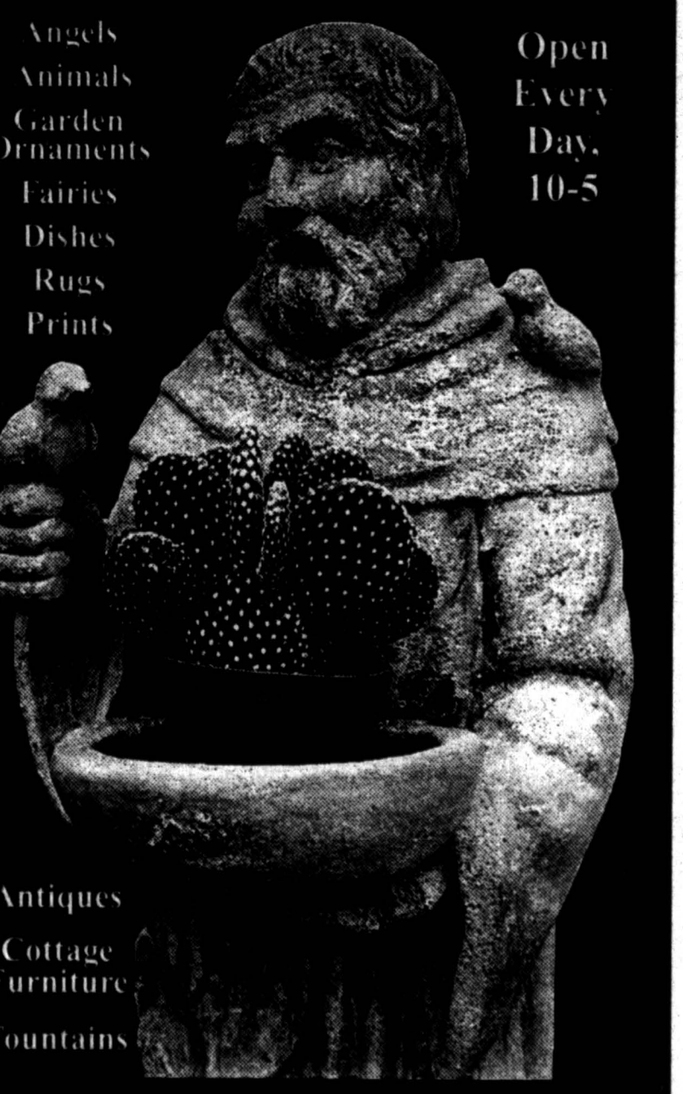

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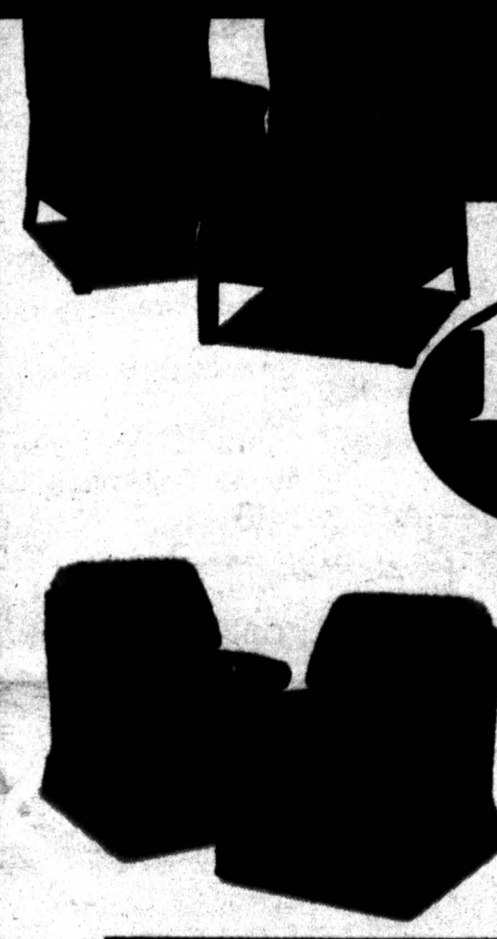

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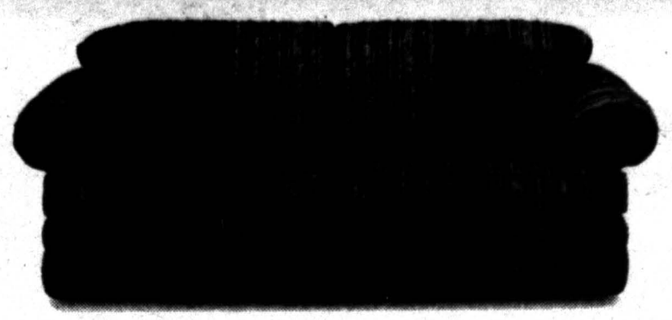

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DEMOLITION

From page 5A

House not to be historic.

"The planning commission concurred with that decision, and I respectfully request you do the same today," he said.

New council members Dick Ely and Gerard Rose said they spent much time familiarizing themselves with the cases, and ultimately supported the planning commission.

"Just because something is old does not necessarily mean it is good," Ely said. "And just because it is memorable or we hold it in high esteem and love it, does not mean it's historic."

Sole dissenter Barbara Livingston said the city should be wary of the dangers of the "cumulative loss" of historic homes in Carmel.

"You have to know a little about me to understand my passion for seemingly unimportant old wooden buildings," she said. "I believe the ordinary are as important as the finest and should be preserved."

Mayor Sue McCloud said she supported the prevailing opinion that only buildings meeting certain standards — yet to be hammered out in the city's historic preservation program — should be preserved.

"I've been walking past there [Sea Urchin and Periwinkle] twice a day, as I do every day, and obviously they are very familiar landmarks, but I'm not sure they rise to the level of historic," she said.

The two cottages, built as board and batten shacks around 1910, have undergone extensive exterior and interior changes over the past 90 years. Some occurred as late as the 1980s, when a basement was added to one, according to a sworn declaration from former property owner Beatrice Saso, Mary Lou Shellooe's mother.

Livingston asked that photo documentation be done of old homes before demolition, a proposal supported by the rest of the council and planning staff.

Never considered historic

Sales' third appeal focused on the proposed demolition of the Bakers' Casanova home, a building considered not historic by the city's historic preservation committee and the Carmel Planning Commission.

According to Sales, the structure qualifies because an artist, Mary Young Hunter, lived there for 15 years from the '20s to the '40s.

Information about the artist's potential relevance did not surface until Sales appealed the planning commission's decision, and the city council voted April 4 to send it back to the commission for additional consideration.

Since Hunter does not appear in the city's Historic

See HISTORIC page 27A

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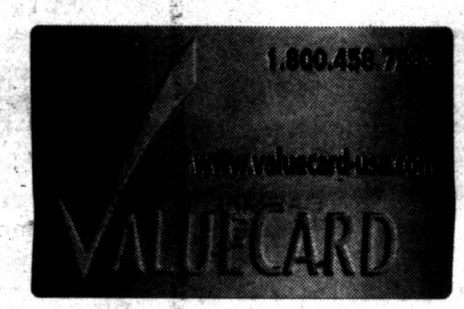

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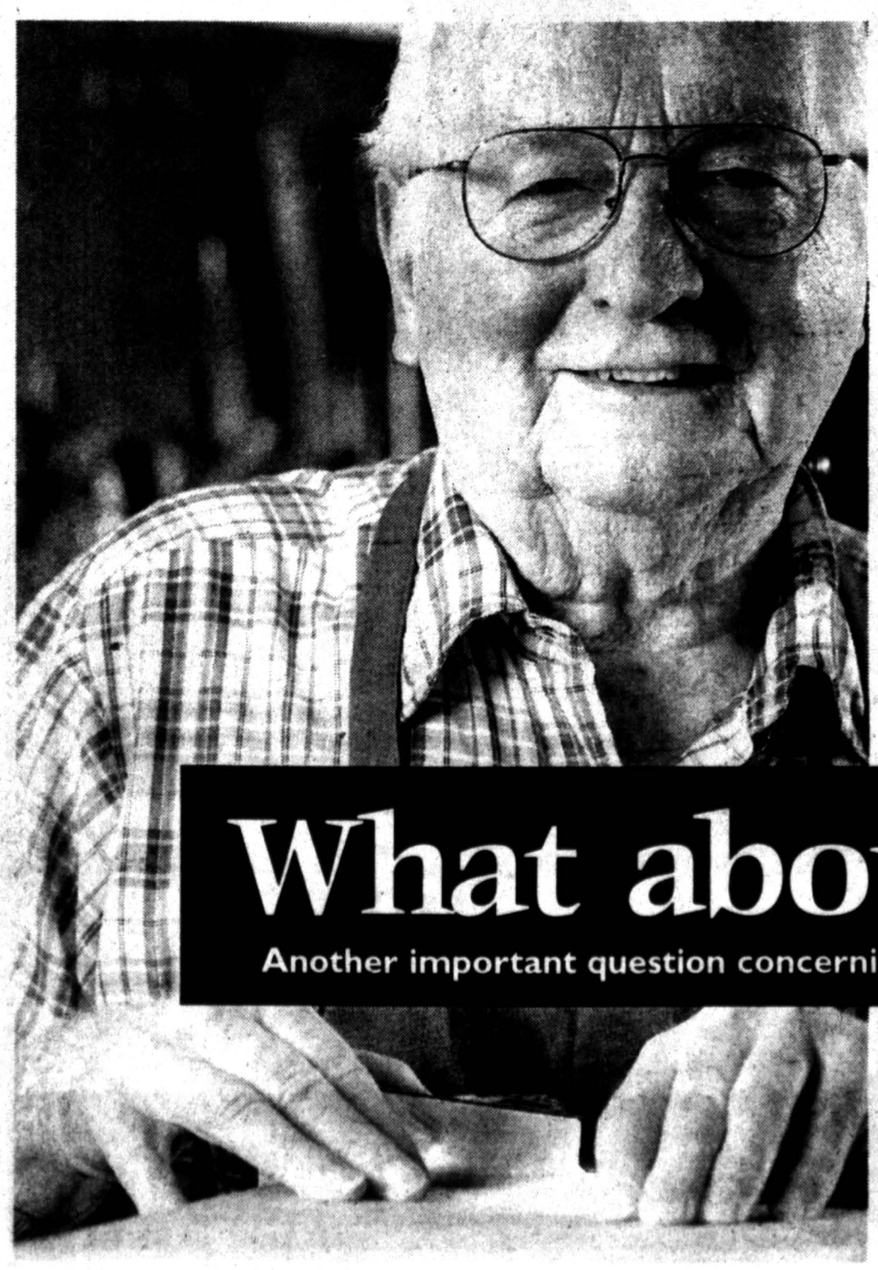
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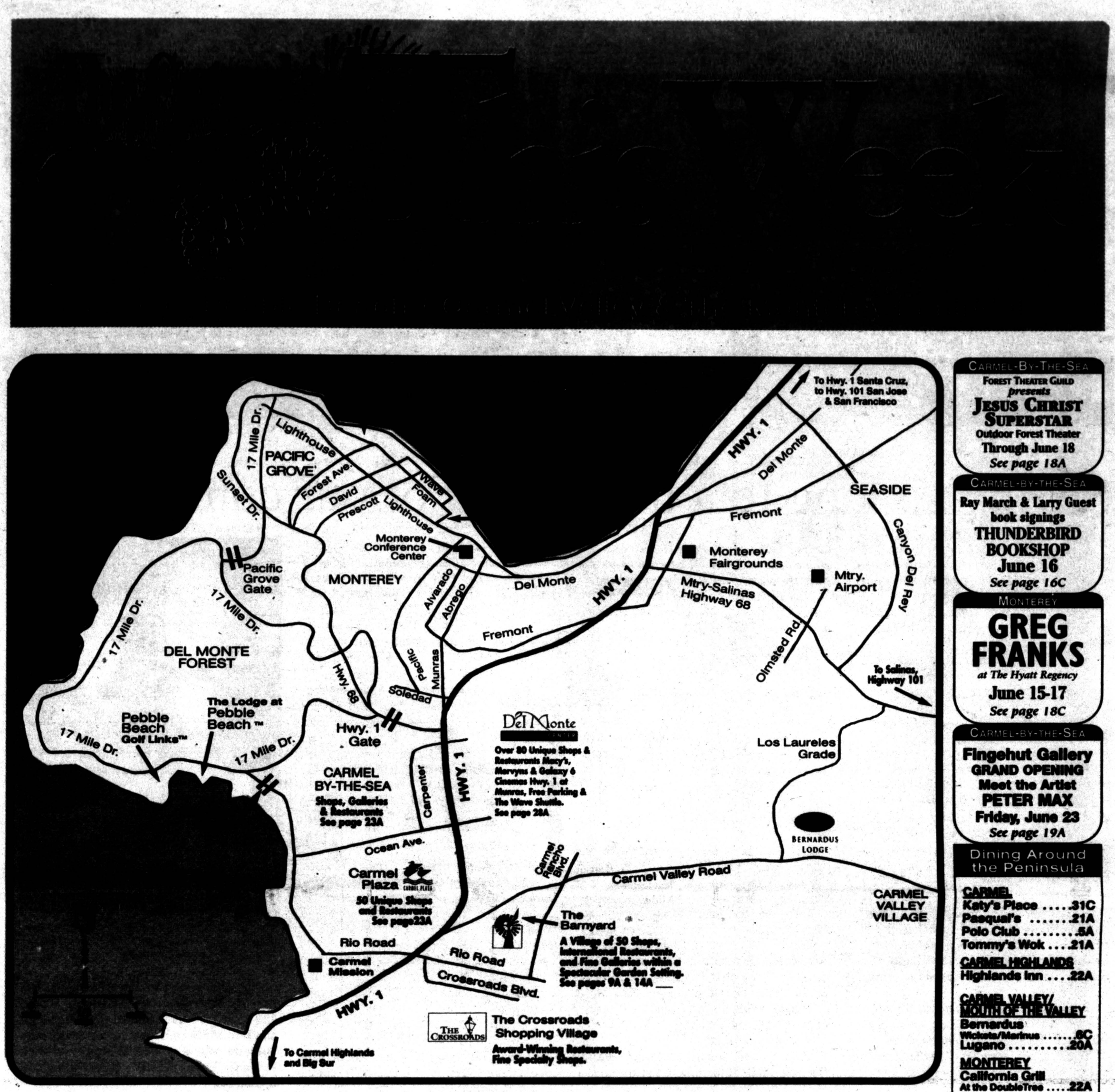

CARMEL-BY-THE-SEA
FOREST THEATER GUILD
presents
JESUS CHRIST SUPERSTAR
Outdoor Forest Theater
Through June 18
See page 18A

CARMEL-BY-THE-SEA
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book signings
THUNDERBIRD BOOKSHOP
June 16
See page 16C

MONTEREY
GREG FRANKS
at The Hyatt Regency
June 15-17
See page 18C

CARMEL-BY-THE-SEA
Fingehut Gallery
GRAND OPENING
Meet the Artist
PETER MAX
Friday, June 23
See page 19A

Dining Around the Peninsula

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Polo Club 5A
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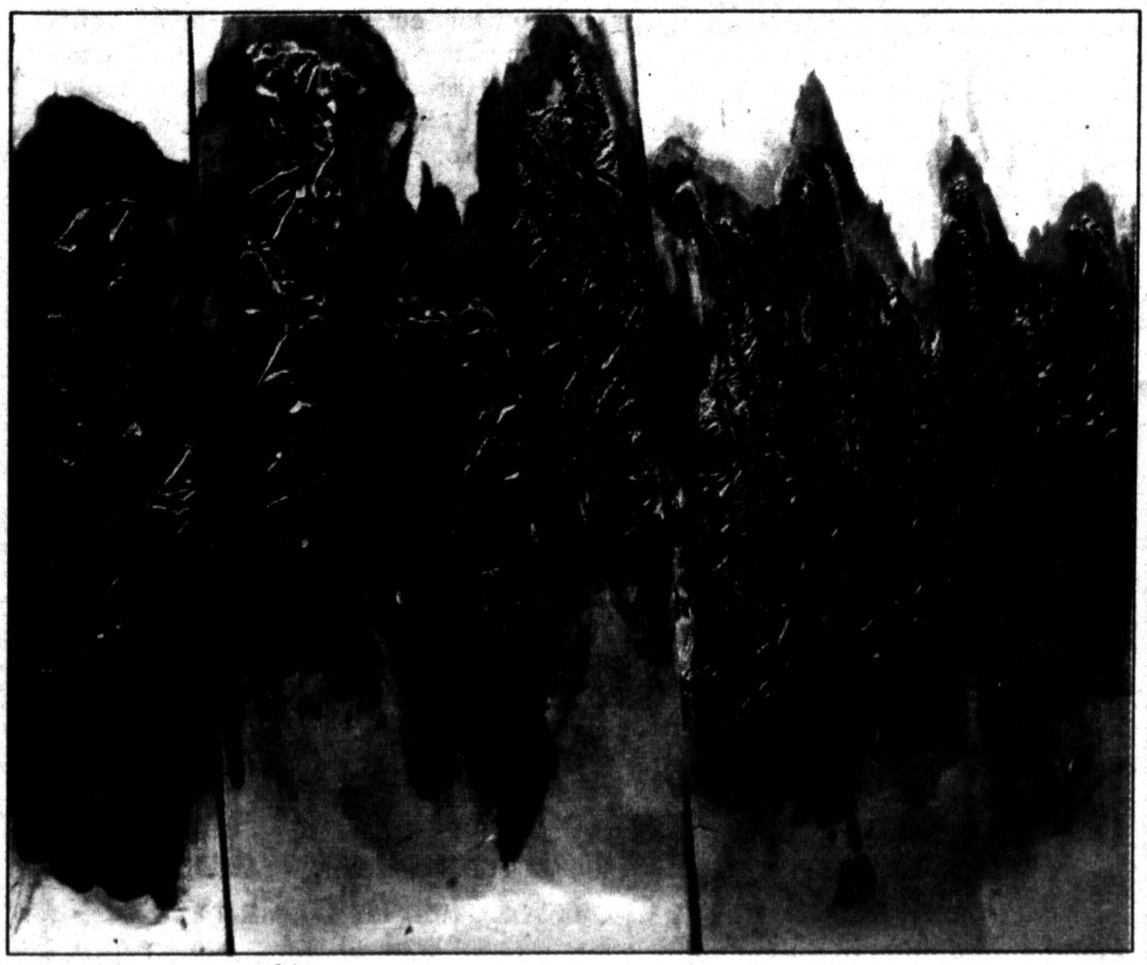
LABYRINTH HISTORY INSPIRES AUVIL



PHOTO/MARGOT PETIT NICHOLS

SCULPTOR ELEEN Auvil found inspiration from "Inferno," the first part of Dante's "The Divine Comedy" to create "Journey" shown here: Seven copper panels, eight feet high and two feet wide, carry abstract bronze plates, attached and patinaed. "Journey" is one of a five-part installation comprising Auvil's"The Essence of the Labyrinth" encompassing four walls and a ceiling at Monterey Museum of Art. An opening reception is set for 5:30 to 7:30 p.m., Friday, June 9. The exhibit runs through Sept. 10. The public is invited to meet the artist at 1:30 p.m., Sunday, July 16.

Carmel Bach Festival tickets selling *swiftly*

ALTHOUGH THE 63rd Carmel Bach Festival doesn't come to town until mid July, tickets for the August 2 Twilight Concert by the Festival Quartet has been sold out for a month, as has the July 17 "Spain in the New World" concert in the Carmel Mission.

According to Barry Bonifas, managing director of the festival, many shows are "getting tight," with ticket sales eight percent ahead of last years's sales at this time. "We're expecting to exceed last year's total sales of 94 percent of all available tickets," he told The Pine Cone. "We estimate that we'll virtually be sold out by the time the festival begins."

The moral to this is — according to Bonifas — buy your tickets now.

For information, call 624-2046 or FAX 624-2788. The Bach Festival's email is: info@bachfestival.org, and its web site is: www.bachfestival.org

French farce at Golden Bough

WHAT: Julie Hughett portrays Raymonde in the Pacific Repertory Theatre staging of 'A Flea in Her Ear,' a farce by Georges Feydeau
WHEN: 7:30 p.m. Friday and Saturday and 5 p.m. Sunday, June 9 to 11
WHERE: Golden Bough Theatre, Monte Verde between 8th and 9th, Carmel-by-the-Sea
COST: $18 general; $20 Saturday evenings; $12 seniors/military $15 seniors/military on Saturday; students $9/$10 on Saturday; children under 12 are $5
INFO/RESERVATIONS: 622-0100

Congressman Sam Farr, seen here with Katy's Place owner Randy Bernett, was very sorry at the prospect of Harold Seyferth (right) moving away.

PHOTOS/SISSI MALEKI

Ed Haber (far right) with his kids: John Splittorf, Warren Haber and Anne Isaacson.

Saying so long to a dear friend of our community

People and Places

By Sissi Maleki

FOR ALL YOU fuddy-duddies who always think the glass is half empty, here's a page from the life of my enemy, the gopher, which should put you to shame.

(Note: If you're an animal rights activist, go wash dishes or something for the next few moments.)

In the ongoing war to protect my lands from pillage, I finally took Draconian measures and booby-trapped all exits/entrances of my enemy's home with strychnine-laced grain.

Of course, as is usually the case, I wasn't able to follow the package's directions very closely because they bore no relation whatsoever to what I could see or feel in the war-torn area. Dropping a huge amount of grain in the holes, I simply counted on its irresistible aroma to attract the enemy.

So imagine my disbelief when I noticed one day, very attractive grass growing from way deep in those aforementioned holes.

Upon closer inspection I realized that my enemy had decided to beautify its home by turning those grains into "houseplants" — all the better to greet any new neighbors and show them how fruitful life is on my lands.

Now if that isn't a perfect case of the old adage, "if you're given lemons, make lemonade," I don't know what is.

KATY'S PLACE in Carmel was the scene on May 31st of an affectionate farewell to an invaluable local, **Harold Seyferth**, who will be moving to the Sacramento Valley.

A "political Santa Claus" is how **Congressman Sam Farr**, present with wife **Sherrie**, described him.

What did Harold carry in his bag? "Time, enthusiasm, a smile, energy and advice," said the congressman, who's known Harold since childhood.

"He attracted very interesting people," Congressman Farr recalled. "I even met General Jimmy Doolittle while taking out the garbage one day. "

Turns out, the general was leasing space from Harold who had met him once as a little kid.

Stanley & Debbie Cassan, Harold's neighbors, couldn't decide where to begin on the things Harold had done. "His Meals on Wheels work, his role in the local chapter of the AARP, his work to get CSUMB set up . . ." Stanley recalled.

Katy's Place owner, attorney **Randy Bernett**, said: "If there were a statue erected at CSUMB, it would have to be of Harold."

Ray Parks, a former committee buddy of Harold's, called him "a behind-the-scenes kinda guy — he tells you who to call, and how to get through the problem." Both he and Sam Farr credited Harold with setting up the Pacific Meadows retirement housing.

Cappy Martin described his old friend as "one of the dearest, sweetest men ever."

"He was always conscious of the environment," Cappy recalled. "He gave careful thought as to what would fit in a particular place"

Others present to see him go were **Lynn Chase, Cynthia Hall, Sigrid Hjelle, Pat Parrish, Lina Belli, Saul and Mimi Weingarten, Bob & Margie Oberg, Barbara Babcock**, and **Wade & Judith Reese**.

■ Heart Association honors Haber

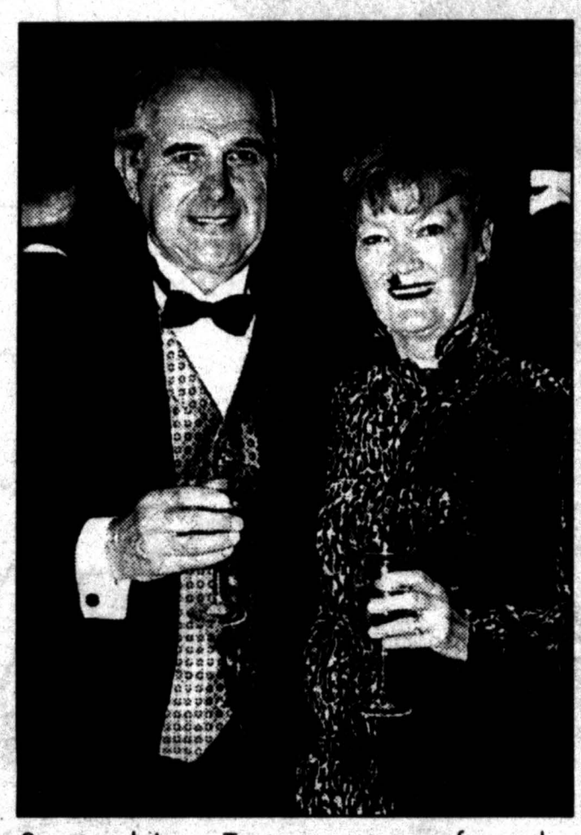
The **Monterey County Division of the American Heart Association** held its annual fundraiser, **"Evening of Romance and Wine,"** on June 3rd at the Monterey Marriott. It was a chance, also, to honor Quail Lodge's **Ed Haber** with the "Heart of Gold Award" and various other tributes, including a note from **Senator Dianne Feinstein**.

At a private gathering prior to the dinner humorous quips ("You had all your employees learn CPR — but of course, not because of anything you do to your guests!") kept the guests laughing.

Most of Ed's family were there — sons **John Splittorf** (with wife **Mary Lou**) and **Warren Haber** who are locals and daughter **Anne Isaacson** (with hubby **John**) who came down from Lake Tahoe. And, of course, his wife **Terry**.

Daughter Anne said, laughing, all of them learned to play golf because they had no choice in the matter. "We were slaves: he made us caddy for him!"

Those present included **Martha Kennifer** of CHOMP's Rehab Center, **Sam Trust**, music publisher and Ed's golfing buddy, with wife **Joan**, AHA board member **Morley Brown & Ron Weitzman**, retired CEO of AT&T International **Bob Sageman**, and **Bob Mulford, Allen Taylor & Dorothy Holland, Bill & Bobbie Whitely** and **Dick & Nancy Burns**, KSBW's **Kate Callaghan**, and others.



Sam and Joan Trust were just a few who attended the tribute given to Ed Haber by the American Heart Association.

■ Cowboys come through for C.V. Historical Society

In a sold-out event at the Hidden Valley Music Seminars on June 3rd, the **Carmel Valley Historical Society** held its **Eighth Annual California Cowboy Show**, featuring both song and poetry.

A silent auction and refreshments got everyone in a great mood for the upcoming performance, including **Gail Cirata** & hubby **Russ Quistgard** and their friends, **Cathy Cohen** and hubby **Art Marder**. Gail,

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Gail Cirata, Cathy Cohen, Russ Quistgard and Art Marder were seen at the Carmel Valley Historical Society's Cowboy Show.

a real estate agent, was recalling a recent conversation with a client in New York who, in spite of New York prices, was still amazed at the property values here.

Pat Sandstrum, who was helping **Janna Gregory** staff the ticket table, swore that she had been "dragged kicking and screaming to this show the very first time" but then she was made into "a convert, an aficionado and now a worker!"

Wendy Wibbens was another volunteer, assigned to the auction tables, who took her duties seriously, albeit with a huge smile and frequent laughter.

Suzy Bricker and **Beth Lawn** scoured the auction tables, looking for tempting items. Suzy just recently discovered she was related to the performers, **Sons of San Joaquin**. Seems a rift between certain ancestors left one side of a later generation unaware of the other. The perq to all this, of course, is that she gets to have them over for a party preceding the show.

Kenée Campo did some genealogy searching, too, and discovered that her daughter, **Dana Knight**, is related to country music immortal, Buck Owens.

Definitely an interesting crowd . . .

Here's Sons of San Joaquin performer Lon Hannah with another performer's wife, Kay Hannah, along with Monterey Chief of Police Gary Brown and Valerie Lassiter of Antioch.

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SUN: Bach's incandescent St. John Passion reaches ecstatic heights, as Bruno Weil leads the massed chorus and orchestra. Early reservations advised

MON: Renaissance Spanish and Native American music 7/17; Chanticleer sings amorous Italian madrigals 7/24, 7/31. Early reservations advised

TUES: Haydn "Oxford" Symphony, Mozart "Paris" Symphony, Beethoven Mass in C Major. Three great masters of the Viennese style spend an evening together (Weil). Early reservations advised

WED: Mission Carmel All-Bach Candlelight Concert " A Hymn for All Seasons." Bruce Lamott leads the acclaimed Festival Chorale in majestic expressions of praise

THURS: Baroque String Concertos led from the violin by Elizabeth Wallfisch in a sparkling evening of Bach, CPE Bach, Geminiani, Telemann, Locatelli

FRI: Joyous celebration of the life of J.S. Bach on the 250th anniversary of his death, with compelling cantatas and Bach's final notes from Art of the Fugue (Weil)

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SAT– JUNE 10

Join Pebble Beach artist Van Megart for a book signing and reception celebrating the publication of his new book of paintings and commenary, *Pebble Beachscapes*. 4-6pm – FREE

TUES– JUNE 13

Thunderbird Book Club- This month's selection is *Hill Country* by Janice Windle.

WED– JUNE 14

Wellness Through Movement Janice Boomer-Adams, MA will conduct an 8-week class beginning June 14 at Monterey Peninsula College and continuing each Wednesday through Aug. 2 in the Barnyard Community Room. Call 831-646-3070 to register.

THURS– JUNE 15

Books & Dinner with local author Stan Chapman who will discuss his newly published book, *Sansculotte*. 6pm – $17.50, reservations required.

FRI – JUNE 16

We invite you to meet two authors who will autograph their books. Ray March, author of *Two Bites of the Cherry and Other Golf Stories*. 4-6pm – FREE

Larry Guest, author of *The Payne Stewart Story*. 6-7pm – FREE

FRI– JUNE 16

Meet Julie Madsen, author of *Inner Views*, which offers 95 stories that capture the adventurous spirit characteristic of America, where dreams still come true. 7-8:30pm – FREE

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Carmel reads The Pine Cone

THE BOOKSHELF

'Sansculotte' weaves an intriguing spell

By Margot Petit Nichols

STAN CHAPMAN has written a spellbinding novel with an enigmatic title, "Sansculotte" — which, while translating as "without britches," doesn't tell you a whole lot about the terrific read in store for you.

Briefly, Sansculotte is the name of a Southern California restaurant purchased by protagonist Norm Blanchard, riddled with nostalgia for the '60s, an era during which he and his buddies jammed there in a consuming and felicitous love for jazz. His dream is to restore Sansculotte to its former glory as a jazz mecca.

Norm — the protagonist for whom you will cheer— is a recovering alcoholic, fighting his demons daily, a not very easy task while simultaneously trying to stave off the imminent failure of his restaurant business and with it the demise of his dreams of the old days.

As if these worries were not enough to throw Norm over the brink into drink, trouble with both his retired father and his teenage son thicken the plot. Enter a beautiful, aspiring very young jazz singer named Billie Rutherford who helps turn the restaurant around and Norm's heart turn over. Still, trouble haunts Norm when one of his '60s jazz buddies, now famous, returns.

But enough of the plot — which is intricate and well conceived — what we want to talk about is Stan Chapman's love and knowledge of jazz, and how he conveys that through his novel's characters. Chapman has given this reviewer a musician's vocabulary that translates into a more cogent listening power when KRML is tuned in, or when playing favorite CDs of Getz, Davis, Brubeck, Baker (Chet *and* Anita), Laine and Christie, or experiencing live music at The Jazz and Blues Company. When Chapman describes a jam session or a cutting contest, he does so with such unrestrained enthusiasm, conviction and verisimilitude the reader is caught up and transported with the musician in his excitement that verges on ecstasy; Chapman goes from one musician to the next, describing in musician's terms what each is playing and feeling: You'll learn what "trading fours" means (trading four-bar intervals with the other instruments); about the descending chord changes in "How High the Moon"; about vertical and linear phrasing; what "stride piano" is — but we could go on and on.

When Norm tells us, "to be able to love music the way I did was a gift," we know it's coming from the author, as well.

The 281-page softcover is released by Creative Arts Book Company, Berkeley, and sells for $15.95

Stan Chapman, a local author, will be the guest of honor and speaker at Books and Dinner, 6 p.m. on Thursday, June 15 on the Thunderbird Bookshop patio, The Barnyard Shopping Village, Carmel. A booksigning will follow. Dinner starts at 6 and costs $17.50 per person, including the talk. Reservations required. Call 624-1803.

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DON'T FORGET artist Van Megert's booksigning of the just-released "Pebble Beachscapes" from 4 to 6 p.m. Saturday, June 10 at The Thunderbird Bookshop, Carmel. Be sure to read the interview with Van Megert in his Pebble Beach home/studio — with photos — beginning on page 32C in our special U.S. Open supplement in this issue.

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LOCAL AUTHOR Arline Potter signs two novels, "A Silver Hammer" and "Chocolate Sauce & Malice" at 3 p.m. Sunday, June 11 at Borders, 2080 California Ave., Sand City.

*See **BOOKSHELF** page 22A*

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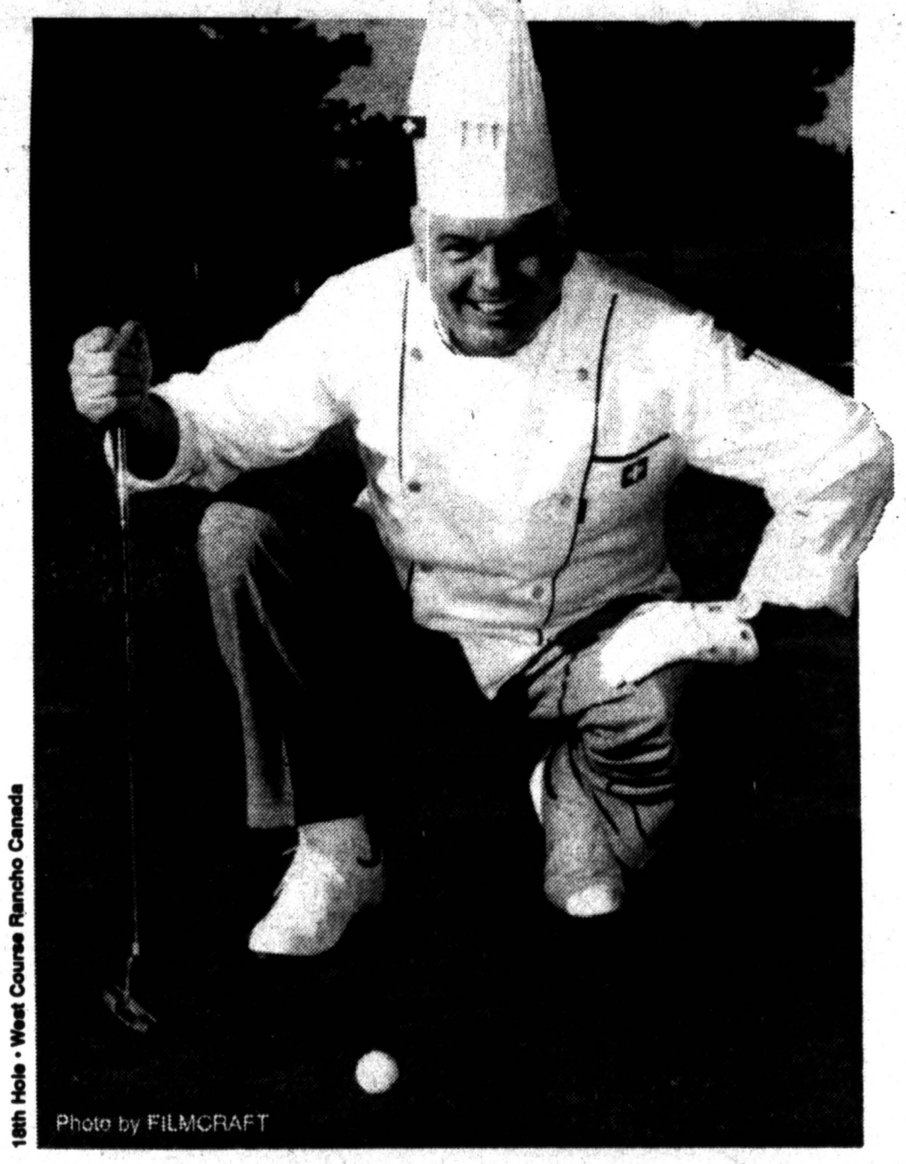

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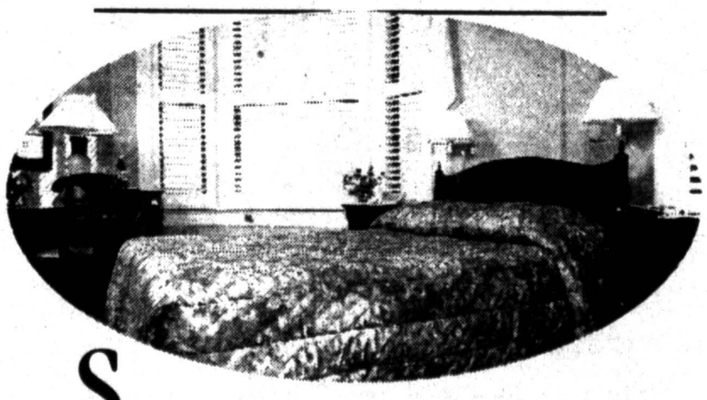

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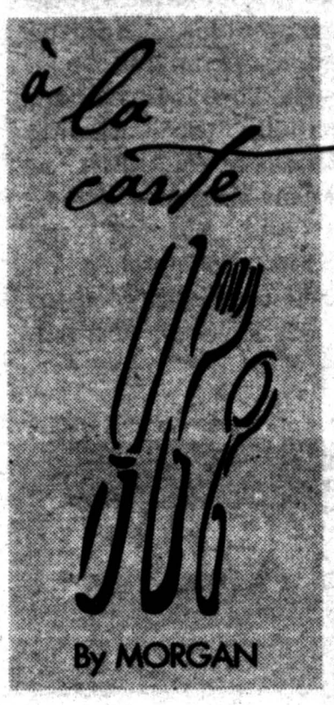
FRESH CREAM JUSTIFIES ITS LOFTY REPUTATION EVERY NIGHT

CHEF GREGORY Lizza's recipe for preparing a complex brown sauce is reminiscent of Escoffier's 19th Century recipe for turtle soup which begins, "For soup, take a turtle weighing from 120 to 180 pounds and let it be very fleshy and full of life." Chef Lizza's three-days-in-preparation brown sauce recipe, as told to Morgan — while not presenting the physical danger attendant to slaughtering an immense turtle — nonetheless requires yeoman service until it reaches the limit of perfection on the third day.



It goes like this: On the first day, roast 125 pounds of veal bones until brown. Then follows a complex two-day preparation of fillet mignon chine stock, addition of vegetables and caramelized onions, many strainings and reductions, adding "a ton of red wine" and a sachet of fresh herbs

At the end of this three-day culinary marathon, about three gallons of brown sauce are the flavorful result — a thick glaze (demi-glace) that coats a spoon.

About one ounce of this precious essence is added to dishes such as the entrée we selected: medallions of veal served in tandem with a vol-au-vent of sherry-creamed shiitake and oyster mushrooms and roasted shallots ($33.95) — the preparation of which is also complex.

The result: Beautifully plated small slices of tender veal on the demi-glace neighbored by the sherried mushroom-filled puff pastry — the sauces adjoining but not mingling. This sort of perfection commands respect.

Each entrée comes with a choice of two dinner salads.

Fresh Cream's best-selling entrée is the full rack of lamb Dijonnaise for one, roasted with a fresh herb crust and sliced ($35.95).

"We buy Australian lamb, prime beef, and our veal is the most tender in town," Gregory said. "The seafood I buy is the best I can get. We order six days a week locally and from San Francisco."

Although our first course selection was lobster bisque ($10) — the most flavorful and colorful of any lobster bisque we have ever enjoyed — we noted that several diners near our table selected the ravioli of lobster with lobster butter accompanied by black and gold caviar ($10).

Chef Gregory told us, in a telephone interview on Monday, the lobster ravioli are his best-selling appetizer. The lobster-filled pasta pillows are plated artistically with both a white butter sauce and a red sauce.

"We nap the lobster sauce over the ravioli, then stripe it with the beurre blanc sauce," the chef told us. The red sauce is created with whole roasted lobster blended with brandy, tomato, vegetables and butter. The beurre blanc is composed of Riesling wine, white wine vinegar, shallots, cream and whole butter. Both sauces require various steps of sautéeing, reduction and blending.

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Accompanying the ravioli is trimmed Belgian endive with small spoonfuls of both black and gold caviar. This refinement of keeping the caviar from mingling with the sauces came to him in the middle of the night (when Chef Gregory's creative process has time to amalgamate thoughts that have crossed his mind in the kitchen during his working hours).

At its epoch

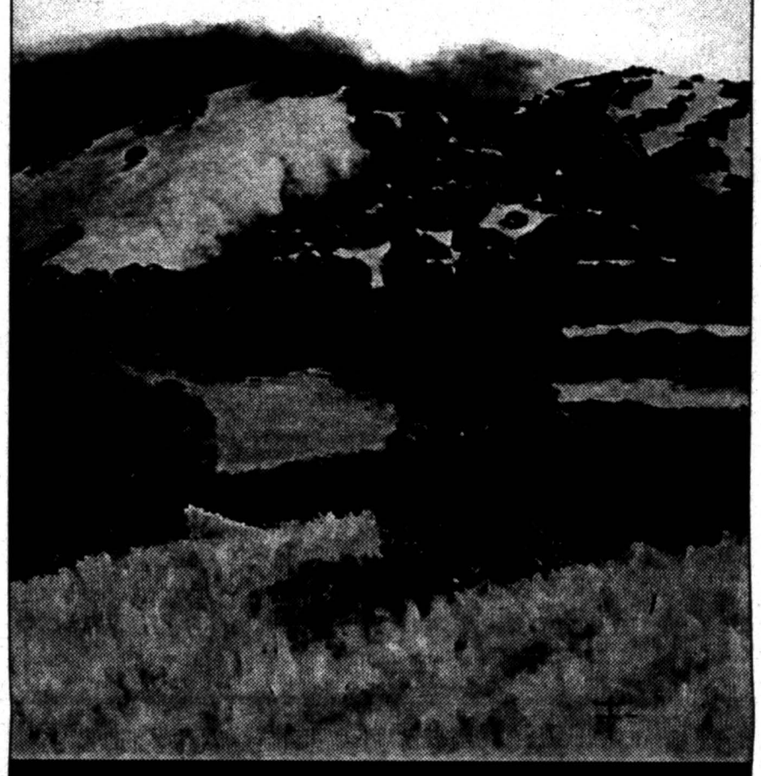
He says the refinement of Fresh Cream is now at its epoch. He is in his eighth year, having joined the restaurant when it was located behind the current space at Heritage Harbor, without a harbor view and much smaller, accommodating about 80 diners. The current seating capacity is from 140 to 150 between five separate dining rooms, many tables with splendid views of Fisherman's Wharf and Monterey harbor.

Having gone through the American Culinary Federation training program in Pennsylvania in the Laurel Highlands chapter, the young apprentice chef found kitchen positions in restaurants in the foothills of the Appalachians, at a ski resort, a country inn and a private club before moving to California where he had frequently visited his grandmother in Pacific Grove.

He was taken on by Executive Chef Brian Whitmer, then at the Highlands Inn. Gregory described Whitmer as a perfectionist who taught him "a great work ethic." Starting from the ground up, he learned every station in both restaurants in

See À LA CARTE page 23A

D.E. Craghead Fine Art Galley
California Landscapes



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Gene Lees with Roger Kellaway
Johnny Mercer Tribute

Sat. June 10

Gene Lees has quite a history in the world of jazz. He is a past editor of "DownBeat" magazine, as well as the author of the widely acclaimed "Jazzletter" and numerous books on jazz. He was also an aquaintance of Johnny Mercer, and he will perform the music of Mercer with the help of the wonderfully talented pianist and Jazz & Blues Company favorite, Roger Kellaway. These two performed together here last year and it was a most special, intimate evening of not just music, but of wonderful stories about the people that made music history. This will no doubt be another enlightening, enjoyable evening you won't want to miss.

Barbarito Torres as featured in "Buena Vista Social Club"

Wed. June 14

Barbarito Torres and his group of musicians put on an incredible evening of music here last year, and are back by popular demand. Torres' traditional Cuban music is influenced by more modern styles to produce a sound that is highly infectious and joyous. The blend of guitar sounds, plaintive voices, and intricate rhythms will make you want to move, so don't miss out on his opportunity to see some of the wonderful musicians featured in last year's film on Cuba's "Buena Vista Social Club." For this special event, the concert will be held in The Jazz & Blues Company Annex venue.

UPCOMING EVENTS:

- Saturday, June 17 ➤ Nancy King/Steve Christofferson
- Friday, June 23 ➤ Barbara Morrison Quartet
- Saturday, June 24 ➤ Herb Geller Trio
- Saturday, July 8 ➤ Red Holloway Quartet
- Saturday, July 15 ➤ Ann Dyer Trio
- Saturday, July 22 ➤ Denise Perrier Trio
- Sunday, July 30 ➤ Gonzalo Rubalcaba Trio

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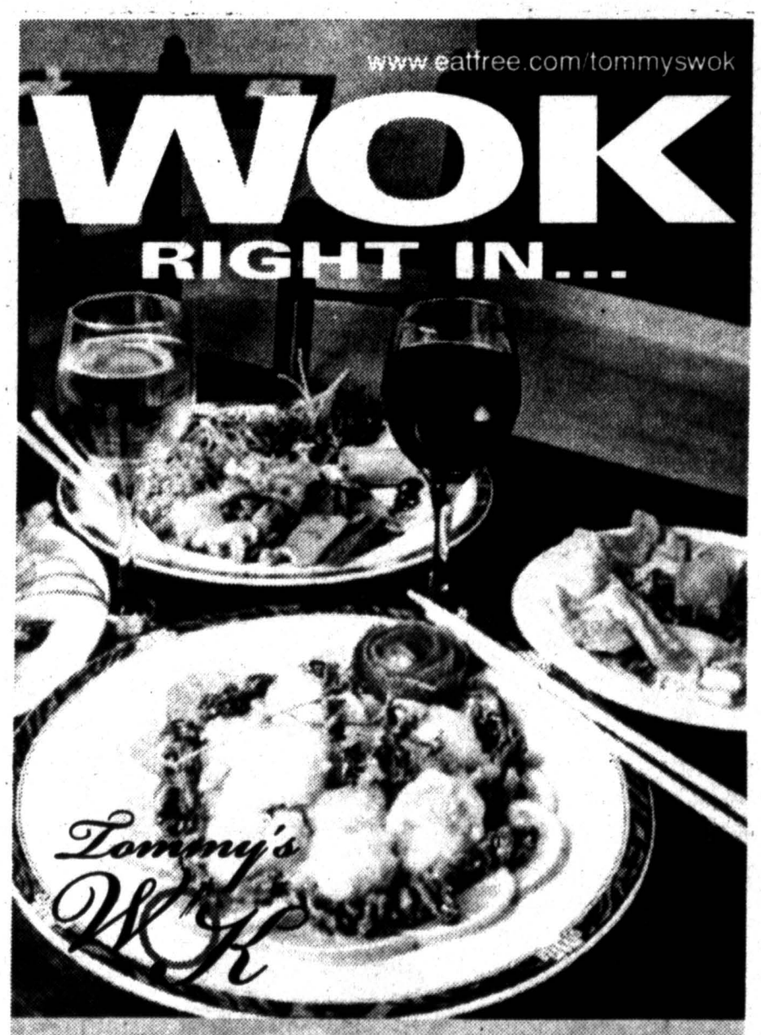

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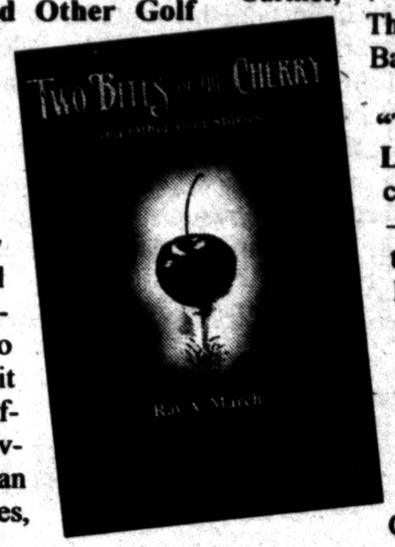
BOOKSHELF

From page 20A

❑❑❑

***TWO GOLF** books have been published and released just in time for the U.S. Open, and they bring with them booksignings by the authors and illustrator.*

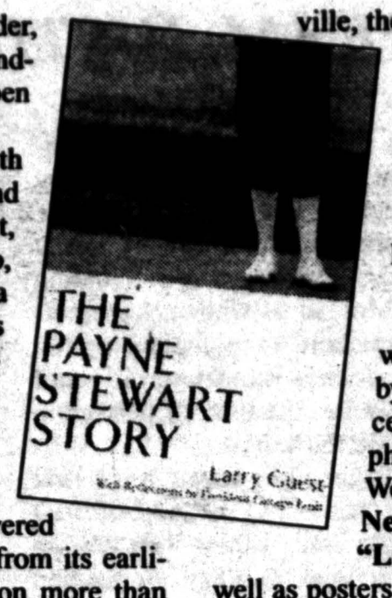
THE FIRST is **Ray A. March's "Two Bites of the Cherry and Other Golf Stories"** with 25 pen and ink illustrations by former golf pro **Mark Farina.** A collection of humorous golf stories "that speak to the spirit of the people who play and love the game," Ray March's third book is a real golfer's golf book. A journalist, March knows how to do an interview and elicit responses that make for terrific reading, as you will discover in the Alice Cooper, Alan Shepard and Joe Carr stories, and you'll learn why Lemmon nicknamed himself "the human hinge." The hardcover — published by Barbara and Ray March's Carmel Publishing Co. — retails at $19.95.



March and Farina will autograph their book at these signings: 7:30 p.m. Tuesday, June 13, Borders, Sand City; 4 to 6 p.m. Wednesday, June 14, Cambridge Golf Antiquities, The Lodge at Pebble Beach; 4 to 6 p.m. Thursday, June 15, Homescapes, Carmel; 4 to 6 p.m. Friday, June 16, Thunderbird Bookshop, The Barnyard, Carmel.

THE SECOND golf book is **"The Payne Stewart Story"** by **Larry Guest,** with a striking cover photo of the famed golfer — from midriff down: Stewart's trademark golf knickers, white knee socks and golfing shoes are all that are visible of the celebrated golfer.

Stewart died of oxygen starvation when the Lear jet in which he was traveling lost cabin pressure and crashed in October 1999. He won two U.S. Opens, and had fate been kinder, he would have been the defending champion at the U.S. Open next week.



While the book is filled with personal and family stories and a report of the plane accident, it's about the game of golf, too, with 12 pages of photos. In a 32-page appendix, Stewart's tournament scores and winnings are shown, and there are two pages of his Ryder Cup record.

Guest, a sports columnist for The Orlando Sentinel, covered Stewart's professional career from its earliest days. The book is based on more than 100 hours of taped interviews with Stewart's family, friends and Tour players, and with pilots and government officials who investigated the plane crash.

Published by Woodford Press of Emeryville, the book retails at $24.95.

Larry Guest will be signing copies of his book from 6 to 7 p.m. on Friday, June 16 at The Thunderbird Book-shop, Barnyard Shopping Village, Carmel. Informa-tion: 624-1803.

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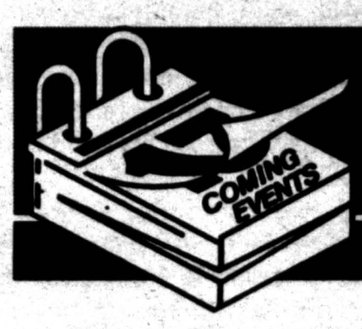
THE WESTON gallery will be hosting book signings by two of California's most celebrated color landscape photographers from 4 to 7 p.m. Wednesday, June 14: **William Neill** will be signing **"Landscapes of the Spirit"** as well as posters, and **Cole Weston** will autograph **"At Home and Abroad"** and **"Laughing Eyes."** Both photographers are represented by The Weston Gallery located on Sixth Avenue at Dolores, Carmel. Information: 624-4453.



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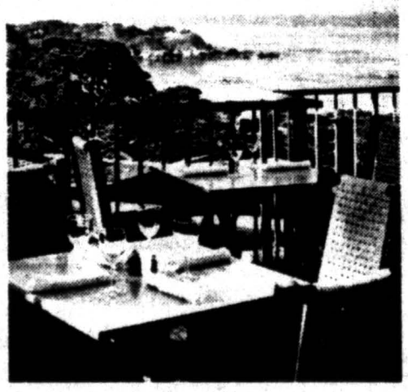

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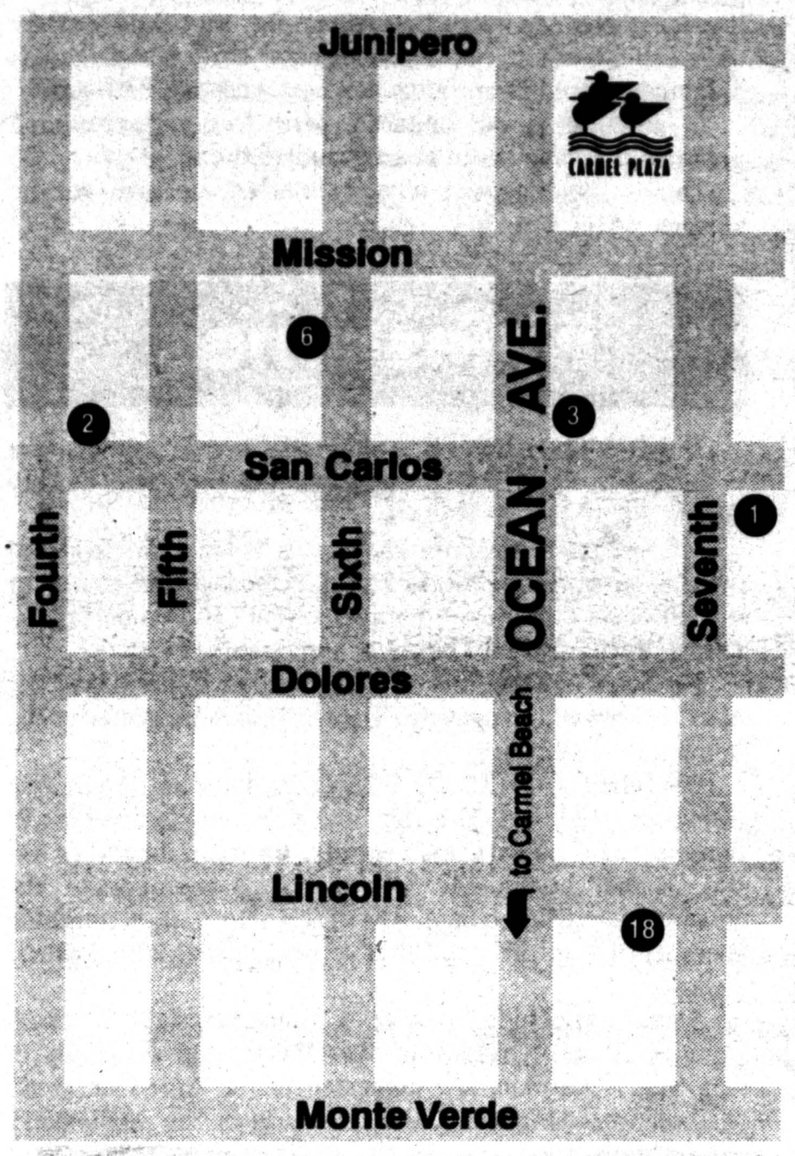

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A LA CARTE

From page 21A

the hotel, "watching other great people in the kitchen."

"When I left, I was lead all-round cook — what the French call a "tournant," he told Morgan.

He worked three Masters of Food & Wine gatherings at Highlands Inn before joining Fresh Cream as a sautée chef when it was in its former location. "There were four young, talented chefs in the kitchen; we fed off each other's knowledge. Four of us 'opened' the new restaurant with Tim Nugent as executive chef and Michael Perry as sous chef." He credits Perry with drawing up the kitchen floor plan that works well; the pantry end of the kitchen has six windows — almost unheard of in the restaurant world — that even overlook the harbor. When Nugent left Fresh Cream, Gregory moved up to sous chef and later to executive chef.

'Every plate that goes out needs to have a signature on it.'
— Chef Gregory Lizza

Does Chef Gregory have a signature dish? "All of them," he answers without hesitation. "Every plate that goes out needs to have a signature on it." One of his personal favorites on the appetizer list is the plum-glazed prawns with pickled ginger and wasabi-scented caviar ($10). "I like the Asian flavors in that," he said. Another — an entrée — is the spiced, pan-seared ahi tuna, served medium rare, with a pineapple rum sauce ($31.95).

As for desserts, Morgan eyed a perfectly-risen soufflé au Grand Marnier at the next table ($9). It's served with a light rum sauce. "It's our biggest seller," Chef Gregory said.

He's partial to the apple tart ("the crème anglaise we make for it is like silk"), but being a confessed chocolate lover, the chef's favorite is the Celestine flourless dark chocolate torte with a quenelle of vanilla bean ice cream on a raspberry coulis. All desserts are $9, except for the house sampler plate (for two) of four desserts, which is $18.

Quick to praise his staff, Chef Gregory says the kitchen and the professional wait staff work as a team. His sous chef is Darrell Rose, and Ralph Hoyt and Sean Cardoza are the pastry people.

To accompany the very elegant dishes is a lengthy list of premier domestic and imported wines, selected by Steve Chesney, the majority owner in Fresh Cream's limited partnership. Chesney is in the restaurant during the day to "handle the business end of it, to buy the wine, and to hire great people like Greg."

As well as intimate dining for two, Fresh Cream attracts a lot of corporations which sometimes book the entire restaurant, or one of the five rooms — but even for such large groups, Fresh Cream offers à la carte dinner service.

This sort of creative, perfectionist service — every plate that leaves the kitchen bearing with it a "signature" — is the sort of restaurant that is frequently booked to capacity. Be sure to make your reservations early to avoid disappointment. Dining at Fresh Cream is the ultimate in elegant dining.

'Godfather Dinner' and winetasting to feature Niebaum-Coppola wines

THE SECOND in a series of winemaker's dinners was announced by Ray Pasqual who will present Matt Davenport representing the Niebaum-Coppola Estate Winery — owned by famed movie director Francis Ford Coppola — at a five-course, eight-wine "Godfather Dinner" set for 6:30 p.m., Tuesday, June 13. The tab is set at $45 per person, exclusive of tax and gratuity.

Reservations are being taken at Pasqual's restaurant on Junipero between Fifth and Sixth avenues, Carmel. Call 624-2200.

Bruna Odello photo exhibit opens at First Murphy

"THE BEAUTY that Surrounds Us," an exhibit of photographs by Bruna Odello, will be shown at the First Murphy House, Lincoln and Sixth Ave., Carmel, through July 9.

A reception for the artist will be held 1 to 4 p.m. Sunday, June 11. First Murphy House is open weekly from 1 to 4 p.m. Wednesday though Sunday.

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DAILY: 12:00, 1:00, 3:15, 4:00, 6:30, 7:15, 9:40, 10:15PM
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TOM GREEN
DAILY: 12:15, 2:45, 5:15, 7:45, 10:20PM
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FRI-SAT: 1:15, 4:15, 7:15, 9:45PM
SUN-TH: 1:15, 4:15, 7:15PM
★SUCH A LONG JOURNEY NR
FRI-SAT: 1:30, 4:00, 6:45, 10:00PM SUN-TH: 1:30, 4:00, 6:45PM
SMALL TIME CROOKS PG
FRI-SAT: 2:00, 4:30, 7:00, 9:30PM SUN-TH: 2:00, 4:30, 7:00PM
VIRGIN SUICIDES R
FRI-SAT: 1:10, 3:45, 6:50, 9:20PM SUN-TH: 1:10, 3:45, 6:50PM
EAST IS EAST R
FRI-SAT: 1:45, 4:45, 7:30, 10:00PM SUN-TH: 1:45, 4:45, 7:30PM
★CROUPIER NR
F/SUN-TH: 1:00, 6:30PM SAT: 6:30PM.
TIME CODE R
FRI: 3:30, 9:15PM SAT: 9:15PM SUN-TH: 3:30PM

LIGHTHOUSE CINEMAS 15TH & LIGHTHOUSE AVE, PACIFIC GROVE
WALT DISNEY'S
DINOSAUR PG
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CENTER STAGE PG 13
PETER GALLAGHER
DAILY: 12:30, 4:00, 7:00, 10:00PM
U-571 PG 13
HARVEY KEITEL
DAILY: 1:15, 4:15, 7:15, 10:10PM

CROSSROADS CINEMAS HWY 1 & RIO ROAD IN THE CROSSROADS, CARMEL
MISSION IMPOSSIBLE 2 PG 13
FRI-SAT: 12:30, 4:00, 7:15, 10:15PM
SUN-TH: 12:30, 4:00, 7:15PM
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Florence Mason, former hospital personnel director and business reporter, dies at 81

FLORENCE BROWN MASON, a multifaceted Carmelite who found time to screen plays for the Festival of Firsts competition, carry a candle during Mission concerts at the Carmel Bach Festival and solve double acrostics, died June 6. She was 81.

"She loved her family, and she loved Carmel," recalled son George Mason. "She enjoyed getting to know people and just being in the know."

Florence Mason

Mrs. Mason moved to Carmel after retiring as director of personnel from Mills Memorial Hospital in San Mateo. She had visited the seaside village with her parents as a child, and spent weekends here prior to taking up permanent residence on San Antonio Avenue.

A native of Oakland, Mrs. Mason grew up in San Francisco and attended the Hamlin School for Girls. She enrolled at Stanford for one year, before moving over to UC Berkeley, where she joined Pi Beta Phi Sorority. She graduated from Berkeley and was admitted to Phi Beta Kappa, the national honor society.

While working for Columbia Steel in San Francisco, she met her future husband, G. Burnett Mason. They had four children: Carol Anne of Corvallis, Ore.; Polly Keith of Gig Harbor, Wash.; George of Mountain View and Kathryn Jean of Los Altos Hills.

Following retirement to Carmel, Mrs. Mason launched a weekly column in The Carmel Pine Cone, "Business Beat," which detailed the comings and goings of businesses in town.

"She was a bit of an investigator at heart, a researcher," noted her son. "I could always call on her if I needed a precise word or to learn the origin of a phrase."

Besides tackling complex double acrostic puzzles, she also regularly solved the New York Times crossword published in The Pine Cone.

Mrs. Mason was a reader for Carmel's Festival of Firsts Playwriting Competition and, in the 1980s, acted in community theater. Another of her amusements was monitoring the police and fire scanners from her home. She volunteered as a guide at the Monterey Bay Aquarium, specifically at the otter exhibit, where her descriptions of the lives of the sea mammals served as an informative backdrop to their antics.

In addition to her children, Mrs. Mason leaves nine grandchildren and seven great-grandchildren.

The family suggests that memorials be sent to the Hospice of the Central Coast.

Death claims Garrison Frantz, teacher at Maharishi Institute

GARRISON KING FRANTZ, a Carmel Pine Cone reporter and editor in the 1970s who went on to become an administrator and teacher at the Maharishi Institute of Business Management, died May 22 in India of complications from peritonitis. He was 56.

Born in Selmer, Tenn., Frantz graduated from Bakersfield High School and spent two years at Bakersfield College. In 1962, he traveled with his family to Bangkok, Thailand, where his father had a Fulbright Scholarship grant. From 1963 to 1966, Frantz wrote for the English language newspaper, The Bangkok World, reporting on the social scene, sports events and Thai national and political intrigues.

Garrison Frantz

After being drafted into the U.S. Army, he was sent to the Panama Canal Zone, where he became a journalist for the Stars and Stripes, Southern Command.

In the early 1970s, Frantz traveled back to California, where he settled on the Monterey Peninsula near his sister, Donna Greenfield. He became a reporter and editor for The Pine Cone, working out of the Dolores Street office under Al Eisner. During this time, Frantz's spiritual search led him to initiation in Transcendental Meditation.

He gained a master's degree in history from Appalachian State University in Boone, N.C., in 1975. For more than 25 years he was devoted to the TM movement, traveling the world in fulfillment of his teaching and administrative duties. He received a Ph.D. in vedic science at Maharishi International University in Fairfield, Iowa. He advanced to the position of Purusha, self-regulating and answerable only to Maharishi and his Purusha colleagues.

Frantz spent the last three years of his life in Chennai, southeast India, as an administrator and teacher at Maharishi Institute of Business Management.

Survivors include his parents, brother and two sisters, including Donna Frantz Greenfield of Carmel.

Milestones

JULIUS FRIEDMAN, a journalist whose articles were published in The Carmel Pine Cone and Monterey County Herald, died May 29. He was 77.

Mr. Friedman was born in Warsaw, Poland and served in the U.S. Army during World War II. He was private secretary to California Governor Edmund G. "Pat" Brown during his term and was a former business owner and executive.

Survivors include his son, Robert, and granddaughter Natalie, both of Orangevale. Memorials are suggested to the donor's favorite charity.

DWIGHT LORENZO OLIVER, 89, who retired as a newspaper editor at 77 to become director of chambers of commerce in southern and central California, died May 1 at his Carmel home. Mr. Oliver was a member of the Presbyterian Church and AMVETS. He was a longtime member of the Rotary in Palos Verdes and was a Paul Harris Fellow.

Survivors include his wife, J. Eloise Oliver of Carmel; daughter Linda Kokelaar of Westchester and son Cody of Big Sur. Memorials are suggested to the American Heart Association, American Cancer Society or the Alzheimer's Association.

HELYN L. CROW, a homemaker, retired artist and Carmel Valley resident for 55 years, died May 5. She was 79.

Her survivors include a cousin, Doreen McKenzie of Carmel Valley.

Memorials are suggested to the Monterey County SPCA.

THOMAS ARNOLD McGLYNN, 86, a general contractor and former president of Builders Exchange, died May 9.

Mr. McGlynn was a fourth-generation San Franciscan whose father, Thomas McGlynn, was a well-known artist in San Francisco and Pebble Beach. He attended San Francisco State and Stanford and served in the U.S. Navy during World War II.

He worked as an architect's representative and, in that capacity, built the first high-rise hotel in Honolulu, the Princess Kauliani. For many years, he was a partner in Chatham Research Industries, which pioneered the process of creating man-made gems. Mr. McGlynn was a 51-year member of the Masonic Lodge in San Francisco and SIRS in Carmel.

Survivors include his wife, Betty, of Pacific Grove; son Thomas Lee of Fort Jones and daughter Arleen Perdue of Nevada, several stepchildren, grandchildren and great-grandchildren.

Memorials are suggested to the Monterey County SPCA.

VERA LEE TEVIS of Carmel, a watercolorist who pursued her art for 50 years, died May 12. She was 78.

Mrs. Tevis is survived by her husband, Richard; son John of San Francisco; daughter Sheila Morrell of Santa Barbara; a brother, two sisters and two granddaughters.

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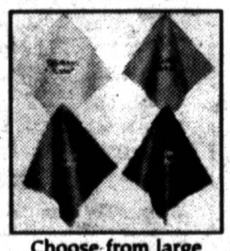
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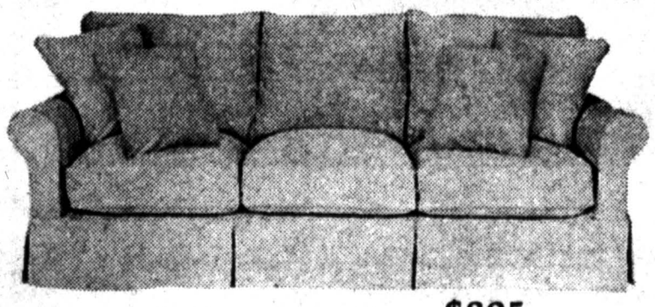
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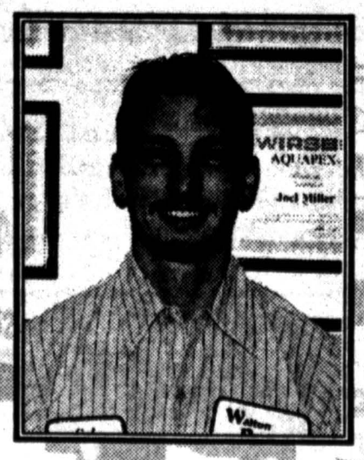
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Handicap match your age? It's OK when you're 2

By MARY BROWNFIELD

FATHERS AROUND the world have sworn their infant sons would become "The Next Tiger Woods" — ever since grainy TV footage of a 3-year-old Tiger smacking golf balls surfaced after he became a golf phenom.

In 20 years, they may be talking about "The Next Jordan Eugenio." The two-and-a-half-year-old Marina tot (seen on page 1A and named after a certain basketball star) can hit a golf ball square with his driver, use his tiny wedge to make chip shots and even putt the ball better than most adults.

It all began when Jordan's dad, on a lark, put into his 2-year-old's hands an adult golf club — with the shaft cut short — and set up a driving mat on the front step. It mattered little that the clubs were too heavy for Jordan.

"He really liked it and all of the sudden he was hitting balls over the fence," his father, Johnny Eugenio said. "Then I bought him real golf clubs in his size, and he started hitting the neighbor's house across the street."

Before Jordan did any structural damage, Eugenio decided it was time to take his boy to the driving range.

"I can't believe it — he has the natural golf swing — the follow-through, take-away and shoulder turn," dad says.

Jordan, a sponge at his young age, picks up habits from watching the Golf Channel. He might have to stop playing his Tiger Woods golf video game, though, because he's developed the bad habit of letting his club go in the follow-through when he doesn't like his shot.

He's also perfected the fist-pump when he hits it well, but dad says that's okay, since it doesn't interfere with his swing.

Jordan's tireless, too, hitting bucket after bucket of golf balls and crying when it's time to go home.

"He screams, 'Golf! Golf!' and I say, 'You just hit three buckets! I'm tired just watching you.'"

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OPINION

Editorial

No whining, please

IT'S AMAZING that some adults never learned one of the most basic lessons of childhood despite the efforts of their undoubtedly well-intentioned and capable mothers.

Whether they were instructed that "you can't have everything you want," scolded about being "greedy," remonstrated to "count your blessings" or warned about "looking a gift horse in the mouth," the meaning was the same.

It's a lesson children need to learn because they are born with impulses ("Mine! Mine!") which are essential for survival in a time of scarce resources but which are unnecessary and cause conflict when there's an embarrassment of riches. Manners didn't have to be invented until there was plenty to eat, or, as Mark Twain put it: One's principles have little effect except when one is well fed.

Not only do some modern adults seem never to have outgrown their infantile selfishness, it is ironically the richest among us who often whine the loudest.

Such is the case this week with the voices being raised in complaint about the U.S. Open golf championship being played at Pebble Beach. Several letters-to-the-editor have been received at this newspaper asking, in effect, "How dare they?"

Another newspaper carried a front page story about U.S. Open complaints and concerns.

When weighing the importance of such complaints, it is necessary to keep in mind that anyone who lives within a few miles of the fabulous Pebble Beach Golf Links benefits enormously from its proximity. In fact, many people picked up and moved to Del Monte Forest simply because that golf course is there. Even if a resident never actually plays the famous course, he can gaze across its lovely fairways, walk its inspiring perimeter, brag to his friends about being on familiar terms with such a noteworthy landmark and — especially lately — watch his net worth zoom up along with the value of his home. The closer one lives to the links at Pebble Beach, the truer these statements are.

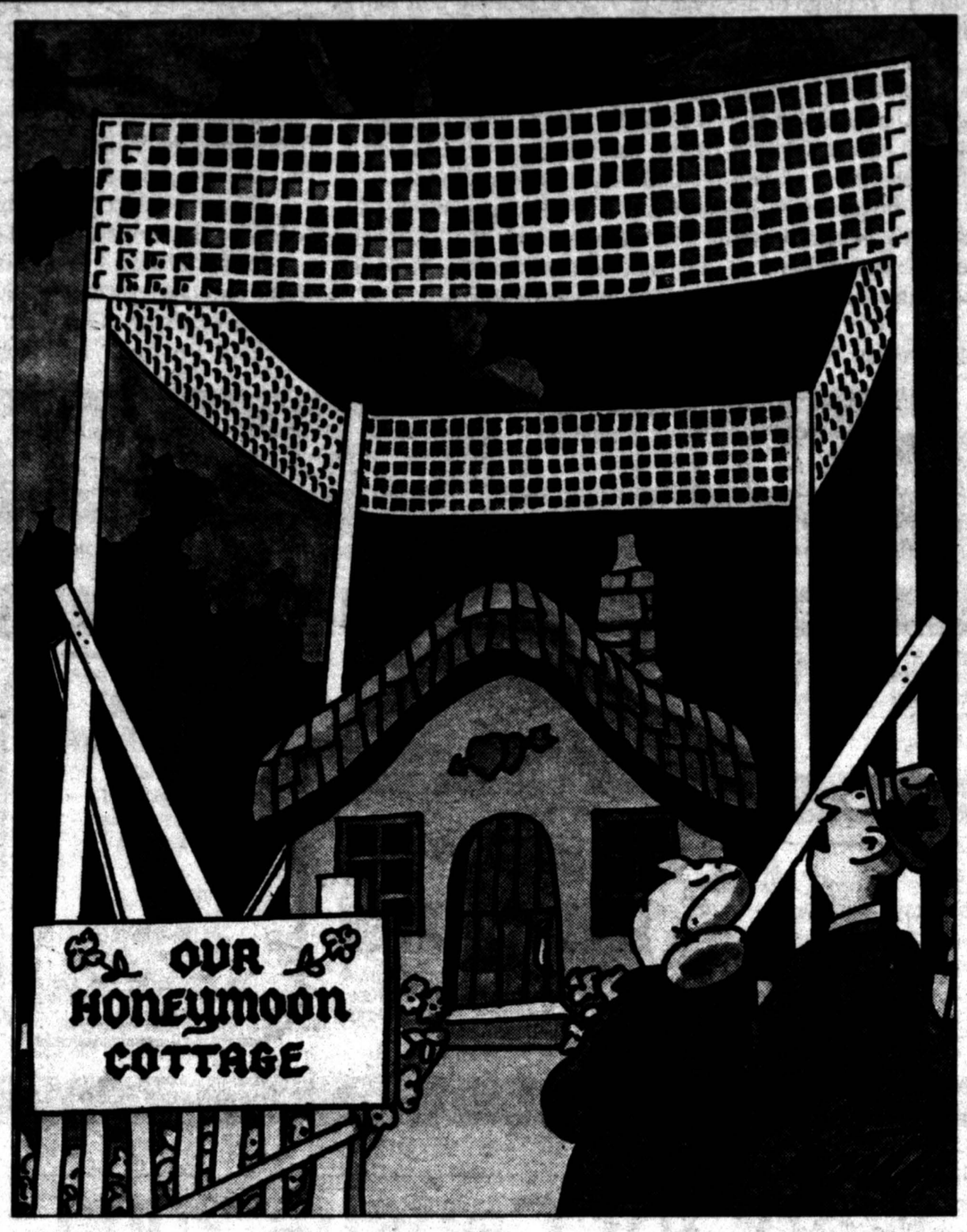
Nevertheless, some people manage to resent a world-famous golf course in their neighborhood being used — gasp! — for a world-class golf championship. The hordes descend for just a week or two each year, but that doesn't mean some people aren't spoiled enough to complain. The naysayers apparently fantasize that they can keep the fantastic scenery of our wonderful Peninsula to themselves and still enjoy an impressive rate of appreciation in the value of their real estate. They think it was fine for them to take up residence in Pebble Beach, but they wonder why all those other people don't have enough sense to go back where they came from.

Their complaints would be like a person with an apartment overlooking the Cathedral of Notre Dame complaining about all those people showing up for Easter Mass. Or a resident of Napa grousing because a bunch of ill-mannered farmers have the nerve to grow grapes there. Or a resident of Fifth Avenue resenting all the people who actually set foot in Central Park.

Not long ago, the idea was presented that perhaps the Monterey Peninsula should secede from Monterey County because the county government — with its concerns for housing, jobs, schools and health care — wasn't sufficiently attentive to the needs of the prosperous residents of the county's coastal region. The idea was that Peninsula residents were being treated so unfairly by elected representatives from other, presumably less sensitive, parts of the county that they would simply take their ball and go home. It was a ridiculous idea that, thankfully, was quickly dropped.

As our environs are swarmed by golf fans from around the world next week, and as the nation turns its attention once again to the fabled place called Pebble Beach, we would remind everybody to heed the lessons their mothers taught.

BATES



"Honeymoon's over"

Letters to the Editor

The Pine Cone encourages submission of letters which address issues of public importance. The Pine Cone will not edit letters but reserves the right to determine which letters are suitable for publication. Letters should not exceed 350 words, and must include the author's signature, name, telephone number and street address. Please do not send us letters which have been submitted to other newspapers.

The Pine Cone is no longer able to accept letters-to-the-editor by fax. Please submit your letters by U.S. mail, e-mail, or in person (addresses are provided below).

Goodbye Carmel

Dear Editor:

After many houses, and many years of living in Carmel, the last five in Carmel-by-the-Sea, "We're outta here."

First of all we were priced out of the market. We can't complain, we did make a profit on our houses. However, when we went to buy, after selling our last house, we couldn't stay in Carmel if we used some of our liquidity for retirement and didn't put it all back into another house.

Another reason we're leaving is the traffic, the trucks, the hordes of people.

We sold our last house to permanent residents but when we were living there we had no neighbors. (Good or bad). We saw the occasional 2nd home owner, SUV's and most of the transients were our kid's ages. Carmel as most places, has changed a lot in the 21 year we've been in the area.

Before we move into our quiet condo in P.G. I want to thank the powers that be in Carmel that make and enforce the criteria for commercial and residential. We've done both and agree with most of their standards. It is a tough job to master Carmel's character. So goodbye, we're not going far. We leave Carmel to the care group, the transients and the visitors.

For us "it's a nice place to visit but I wouldn't want to live there." And visit we will!

Rita, Bob and "Magic" Seger, *Carmel*

Carmel's dying culture

Dear Editor:

The current to-do over the proposed demolition of a few elderly houses in Carmel raises some interesting thoughts on the frivolity of our society's scale of values. The particular buildings that are the focus of the fuss have no merit architecturally and lit-

See ***LETTERS*** *next page*

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HABITAT

From page 1A

revised, detailed plan must be in writing, Steeck said, and must be submitted by the legal owner of the land: the U.S. Coast Guard.

"These are requirements right out of the Endangered Species Act," Steeck said. "We told them quite clearly what they needed to do back in 1994. We gave them six more months to submit an adequate management plan in February of this year but we still don't have it."

Paul Kephart, consulting biologist for the golf course, said the overlapping government issues in a project like this are "unbelievably complex" and beyond the expertise of most of the volunteers on the committee. "Folks just aren't accustomed to this level of regulation," he said.

Steeck said after the plan is completed, another level of review is required — between the USFWS and the Coast Guard — which will take another three to five months. That would delay the first step of the restoration, which is to poison and burn acres of Hottentot fig ice plant to make room for the return of native dune plants.

But Steeck did provide a tiny opening through the morass of government red tape: A Request for Concurrence.

"It might be possible to begin the restoration work sooner if the city convinces us that its project is likely to have a positive outcome on an endangered species," Steeck told The Pine Cone. "In that case, we could respond with a letter of concurrence giving them permission to start work while the management plan is being completed."

The endangered species in question is the Menzies' wallflower. According to Kephart, only a single flowering Menzies — once plentiful in the Asilomar Dunes — was found in his survey of the 115-acre golf course.

Pacific Grove bulldozed more than 30 acres of rare dune habitat in the 1960s and planted them with exotic species (mostly grass) when it turned the area into the back nine of the municipal golf course.

HISTORIC

From page 16A

Context Statement and was not considered "an active/important member of the Carmel community," according to the staff report, the commission decided again April 24 that the home is not historic and required no further review. It was not sent back to the historic preservation committee.

Livingston disagreed with the commission's actions.

"I suggest an EIR should be developed for this property, and therefore I am not going to vote with the rest of you, which is no big surprise, I'm sure," Livingston said.

The remaining city council members and the mayor voted against Sales' appeal.

In her support of the planning commission, McCloud said the benefits of the new projects should be taken into account as well, alluding to Mandurrago's San Carlos Inn project, which will house seniors.

The Bakers plan to demolish the old Casanova home and add onto their existing house to the south, eliminating a non-conformity: The old house hits the property line on three of four sides.

Their project will involve the merging of two lots into one, provide more open space and reduce the fire hazard caused by the current home.

"It goes toward the good of the community," McCloud said.

Ely said the city needs to work out its design guidelines and historic preservation program.

"Many of these older homes are simply that — older homes — and are unlivable in many cases. We need to develop design criteria, parameters, for historic homes," he said. "Where appropriate, we need to preserve, but when that's inappropriate, we need to move forward."

LETTERS

From page 26A

tle or no relationship to the character of Carmel; they appear to be merely subjects of "historicizing."

The tragedy of this is not the loss of these and examples of Carmel's past, but what generally is replacing any and all housing in the community. Among the structures currently and recently under construction, one is hard pressed to find a single example of exceptional architectural merit. The understanding and appreciation of the qualities of elegance and style seem to be completely lacking in our culture. New houses blatantly declare their owners' lack of taste; they crowd the land to the exclusion of the beauty of the garden and outdoor space; they pompously declare the owners' pride in the size of his net worth; they are in most cases nothing more than bloated suburbs and dingbats.

Therein lies the real tragedy of the community's loss of character and style, for these monsters will be with us for a long time — continual reminders of our lack of culture.

Olof Dahlstrand, *Carmel*

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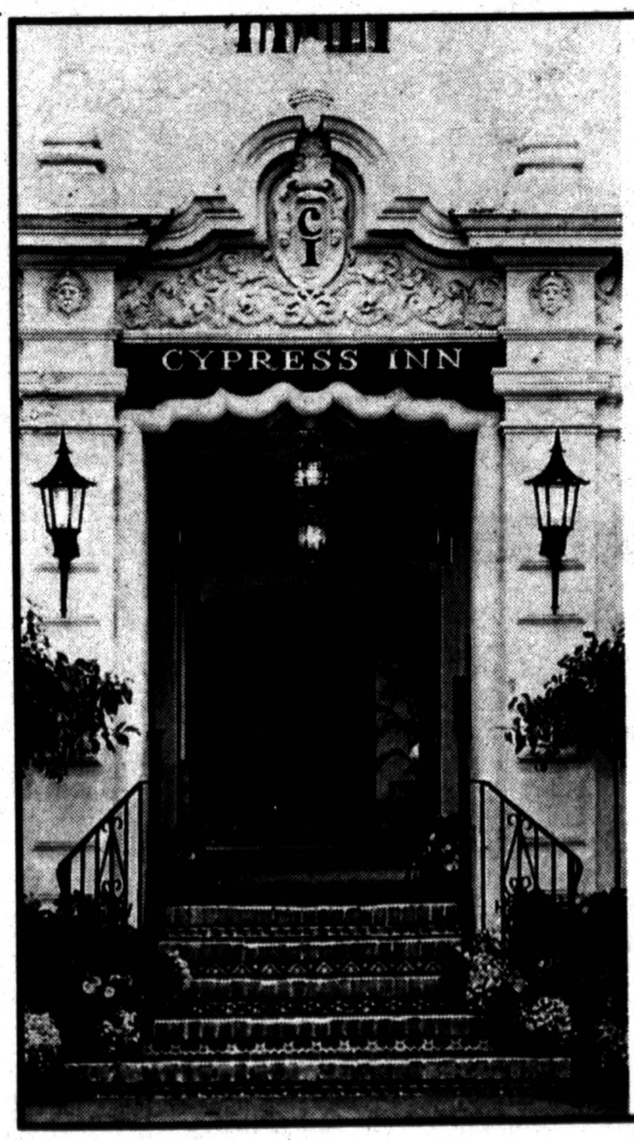

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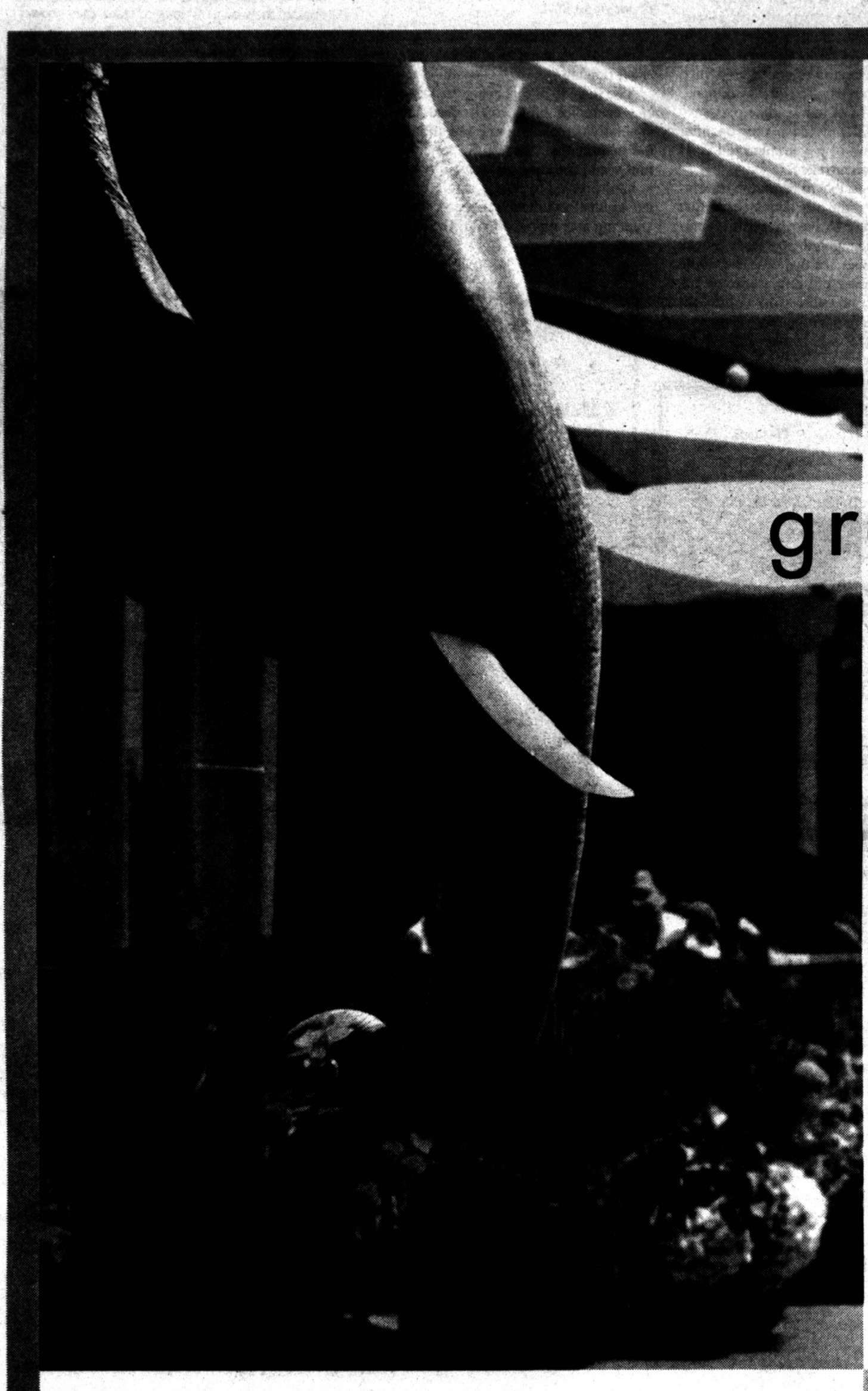

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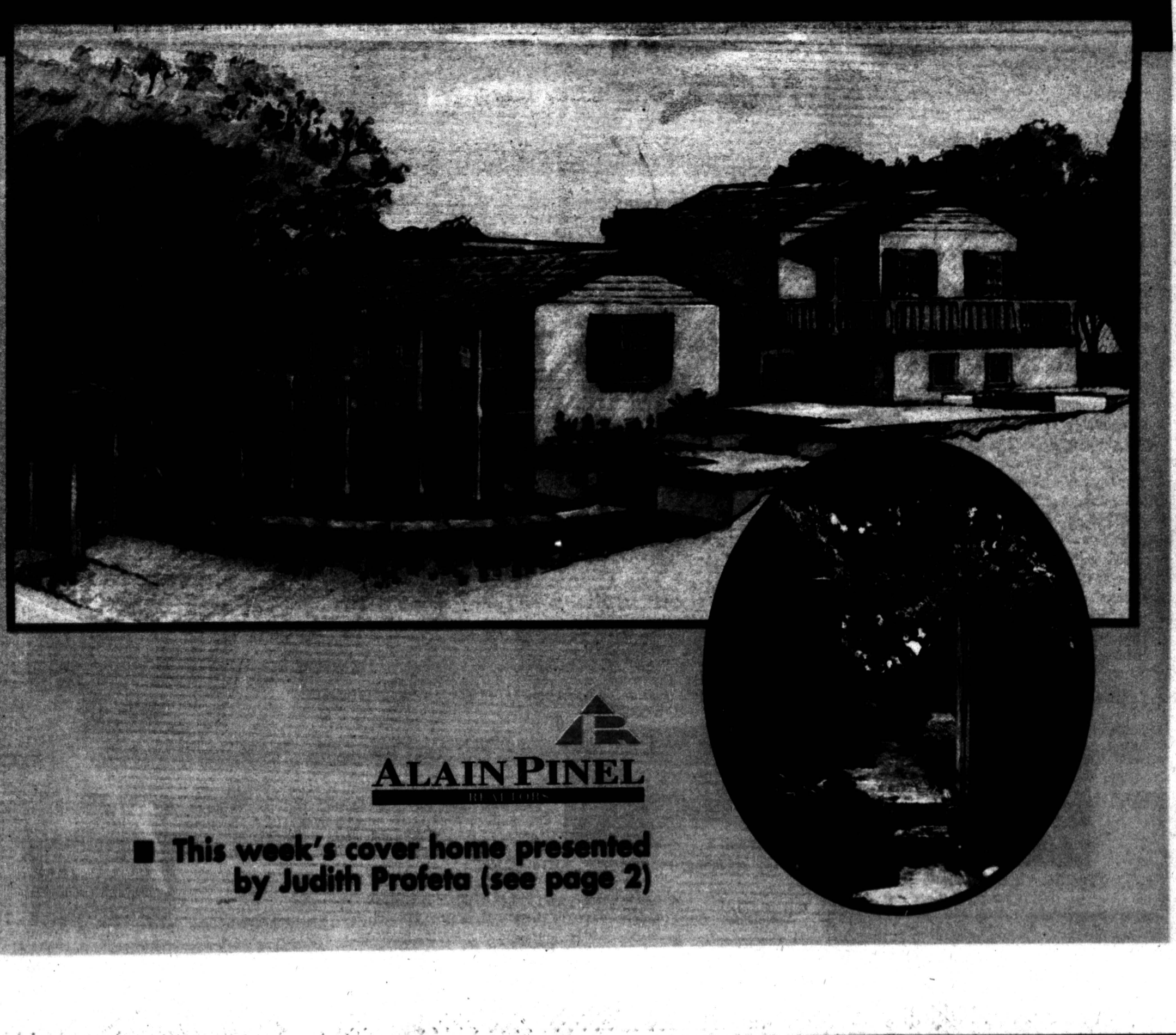
The Cone

Real Estate

- Complete text of the Pebble Beach Co.'s ballot initiative to eliminate 280 home sites
- Will Carmel Valley get an office building?

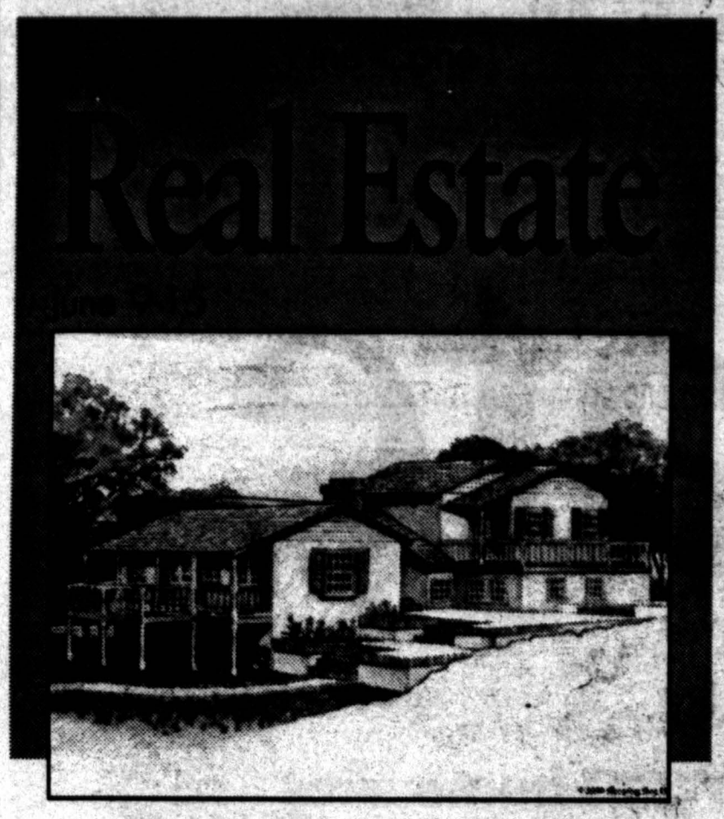


ALAIN PINEL
REALTORS

- This week's cover home presented by Judith Profeta (see page 2)

JUNE 2000

About the Cover



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Judith Profeta
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115 CACHAGUA RD: $460,000
Donald M & Lydia F Gates to Nicholas & Gina Gamero
9932 HOLT RD: $300,000
Glen & Mary Ann Charles to Robert B Chatham
292 HACIENDA CARMEL: $247,000
Elizabeth T Gholson Estate Of to Kenneth C & Johanne E Christmas
13 LAGUNA ROBLES: $350,000
Charles Herbert Tr to Robert J Humel
3 SAN CLEMENTE DR: $1,815,500
Daniel M & Marian Strickland to Bernard J & Elaine M New
28375 ROBINSON CYN RD: $715,000
Patricia R Stewart Tr to Kay F Sullivan

PEBBLE BEACH

1230 SILVER CT: $1,200,000
William E & Barbara Snell to Stan & Barbara Yeomans
2984 BIRD ROCK RD: $815,000
Wells Fargo Bank Tr to Chase Chevrolet Co
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Al Smith's

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"Carmel Legends"

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Written in 1987 & 1988 and previously published in The Pine Cone

Tim Allen & Greg Linder
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IN THE WORLD FAMOUS Carmel Highlands, home to writers, artists, eccentrics and lovers of natural beauty a wonderfully crafted traditional English Country home sits overlooking the vast Pacific! Set high on a hill on a beautifully landscaped one and a half acre parcel is Landfall House, a spacious 4200 (+or-) three bedroom three and a half bath home with 450 sq. ft. guest house (GH includes 4th full bath & efficiency kitchen). Many wonderful features include a grand entry hall, ocean view living room, tiled sunroom, spacious formal dining rom, large country kitchen with butcher block center island, and an oversized family room. The ocean view master bedroom suite is roomy, and leads to opulently spacious master bath/dressing room. The home also boasts a library/den with built-in bookshelves, crown moldings, swimming pool, two gated driveways, cobblestone garden paths, and an oversized two car garage. You will love soaking in the beautiful elements of the Highlands coast from this wonderful South West facing estate home. $1,995,000. Tim Allen & Greg Linder, (831) 214-1990, (831) 626-2221.

PEBBLE BEACH FRENCH ESTATE – NEAR CYPRESS POINT

ON A QUIET TREE LINED LANE in the estate area of Pebble Beach sits a classic French style residence on a wonderful and sunny three-acre setting. A drive through the entry gate leads to this stately manor which boasts four bedrooms, four baths (& two half baths) a spacious living room, large formal dining room, library with fireplace (which could be a main level master suite), a roomy kitchen with breakfast room, and a very large family-media room. This home is wonderfully near all the Pebble Beach amenities of golf, beaches and The Lodge yet away from the well traveled roads. There is an oversized four-car garage, a circular driveway and a beautiful blend of natural forest meeting well maintained mature landscaping. You will love this comfortable, spacious and well located French estate in the quiet corner of Pebble Beach! $3,295,000. Tim Allen & Greg Linder, (831) 214-1990, (831) 626-2221.

CARMEL HIGHLANDS - WHITE WATER RETREAT

RETREAT FROM THE WORLD to pine scented air and expansive white-water views. The spacious 4-bedroom, 4-bath residence provides a nurturing setting for relaxation and inspiration. World-class views of Point Lobos & the Pacific are seen from the main living areas, master bedroom and decks. The 1.8-acre estate-sized parcel features lovely terraced areas, rock walls, exercise room, spa & sauna, and workshop area. $1,360,000. Tim Allen & Greg Linder, (831) 214-1990, (831) 626-2221.

CARMEL HIGHLANDS - HIGHLANDS HIDEAWAY

HURRY! Leave your work week cares and enjoy this cozy 2-bedroom, 2-bath contemporary-style home in the romantic Highlands. Perhaps the best value in the area, it was built in 1968 by the present owners and sits on an approximate 0.6 acre site within blocks of the ocean. The home features meadow and peeks of the ocean. $749,000. Tim Allen & Greg Linder, (831) 214-1990, (831) 626-2221.

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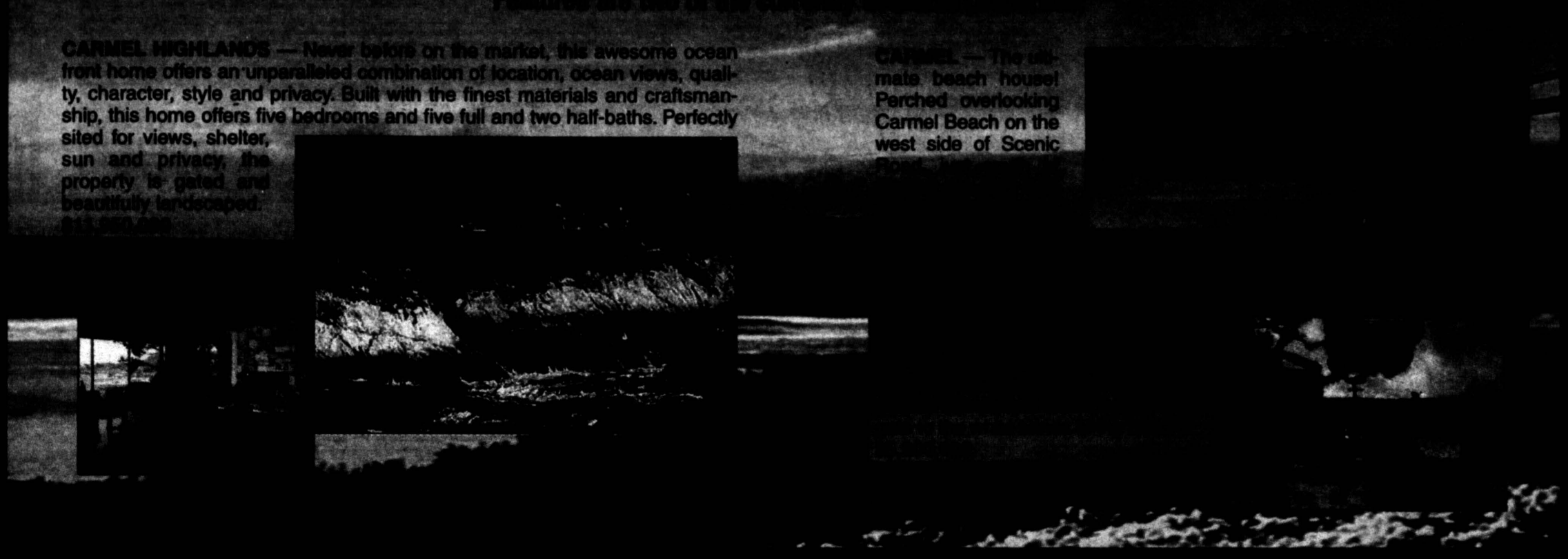
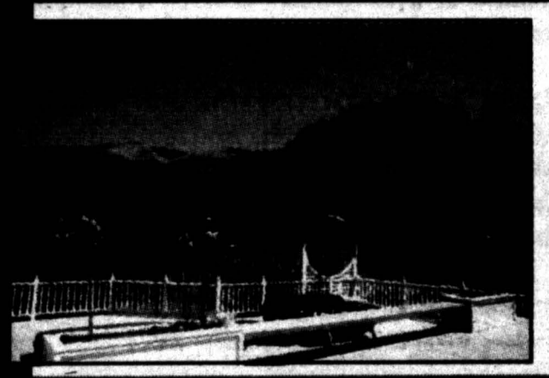


CARMEL HIGHLANDS — Never before on the market, this awesome ocean front home offers an unparalleled combination of location, ocean views, quality, character, style and privacy. Built with the finest materials and craftsmanship, this home offers five bedrooms and five full and two half-baths. Perfectly sited for views, shelter, sun and privacy, the property is gated and beautifully landscaped.

CARMEL — The ultimate beach house! Perched overlooking Carmel Beach on the west side of Scenic

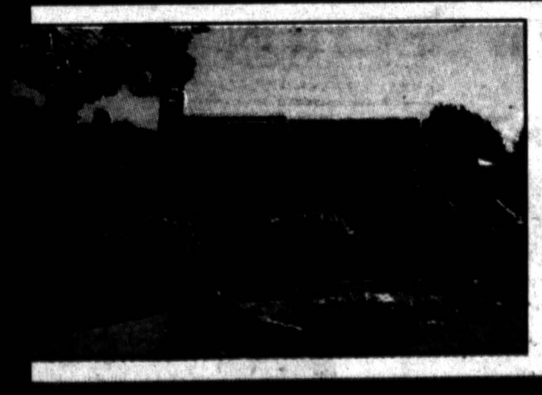


CARMEL VALLEY —A dramatic entry leads you to this delightful three bedroom multi level home with majestic oak and fruit trees. Sweeping mountain views from the valley to the ocean are enjoyed from your 2,000 sq. ft. deck and private balcony. Cozy fireplace, plantation shutters throughout, an office or bonus room with lots of built-in storage and a wine cellar are just a few of the many other features.
$950,000 **659-2267**

CARMEL — On a double, oak studded lot, in a prime location, the "Tree House" has three-plus bedrooms, two-plus baths and a living/dining room combination. Fir floors, two fireplaces, updated kitchen, plus enclosed garden room with French doors to a sunny patio. Skylights and windows galore make every room light and bright. The separate 537 square foot guest house has a complete kitchen and bedroom with full bath.
$2,995,000 **624-0136**

PEBBLE BEACH — Enjoy fairway and forest views from this spacious Spanish Bay end unit overlooking the 12th fairway of The Links. The residence features three bedrooms, three and one half baths, hardwood floors, three fireplaces, formal dining area, office, an oversized two car garage, landscaped entry courtyard and rear patio. Walk to the Athletic Club, tennis, and experience the many amenities available at the Inn at Spanish Bay.
$2,195,000 **624-0136**

CARMEL VALLEY — Spacious three bedroom, two bath family home with a contemporary feeling. Lots of skylights, open floor plan with fireplaces in both living room and family room. Mature landscaping with decks and patio on a usable half acre. Outside has a BBQ area and hot tub. Rest of acreage provides privacy. Possible RV parking.
$599,000 **659-2267**



CARMEL HIGHLANDS — Never before available, this stylish and impeccable three bedroom, two and one-half bath hideaway offers spectacular ocean and white water views. On a very private one acre site, the artistic home offers lofted ceilings to beautifully capture the light and views. Perfectly designed for single level living for a couple, there is also an expansive lower level ocean view suite for guest privacy. An enchanting retreat.
$2,195,000 **624-0136**

OPEN HOUSES THIS WEEKEND

SATURDAY

CARMEL

3830 Whitman Circle	$675,000	
4BR/3BA	David Ehrenpreis	12:00-2:30
3556 Taylor Road	$1,295,000	
3BR/3.5BA	Steve Travaille	1:00-5:00

CARMEL VALLEY

240 Esquiline		$675,000
4BR/2BA	Peggy Ward	12:00-3:00

PEBBLE BEACH

4047 Costado Road		$995,000
4BR/2.5BA	John Levinson	11:00-4:00
1463 Alva Lane		$1,575,000
3BR/2BA	JoAnna Tupman	1:00-4:00
3133 Stevenson Drive		$1,175,000
4BR/3BA	Miles Martin	1:00-4:00
66 Ocean Pines Lane		$679,000
3BR/2BA	Larry Lombard	2:00-4:00
1281 Lisbon Lane		$2,595,000
5BR/4+BA	David Ehrenpreis	3:00-5:00

HWY 68

25361 Jasmine Court		$360,000
3BR/2BA	Nick Glaser	1:30-3:30

MONTEREY

1198 Roosevelt		$595,000
4BR/3BA	Mark Trapin	1:00-3:00

SUNDAY

CARMEL

3830 Whitman Circle		$675,000
4BR/3BA	David Ehrenpreis	12:00-2:30
3556 Taylor Road		$1,295,000
3BR/3.5BA	Steve Travaille	1:00-5:00

CARMEL VALLEY

240 Esquiline		$675,000
4BR/2BA	Peggy Ward	12:00-3:00

PEBBLE BEACH

3133 Stevenson Drive		$1,175,000
4BR/3BA	Miles Martin	1:00-4:00
66 Ocean Pines Lane		$679,000
3BR/2BA	Larry Lombard	2:00-4:00
1463 Alva Lane		$1,575,000
3BR/2BA	David Ehrenpreis	3:00-5:00

HWY 68

25361 Jasmine Court		$360,000
3BR/2BA	Nick Glaser	2:00-5:00

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Marina: Private 3 BR/1.5 BA. Fireplace. 2 car garage. Large Lot. Close to shopping. Easy freeway access. $1250.

Pacific Grove: Tastefully remodeled 3 BR/ 2 BA. Fireplace. Large patio. 2 car garage. Walk to Asilomar Beach. $2600.

West Mid Valley: Completely remodeled 3 BR/3 BA + office + den. Woodburning stove. 1 * acre lot. Garage parking for 4. Short term lease. $3800.

Carmel Valley: Beautifully remodeled 3 BR/3 BA + office/sitting room. 2 fireplaces. Large lot. Washer/dryer included. $2900.

Carmel Valley: Spectacular valley views. 3 BR/3 BA. Remodeled kit. Pool/spa. Water/pool service included. Lease negotiable. Avail. 9/7. $2500.

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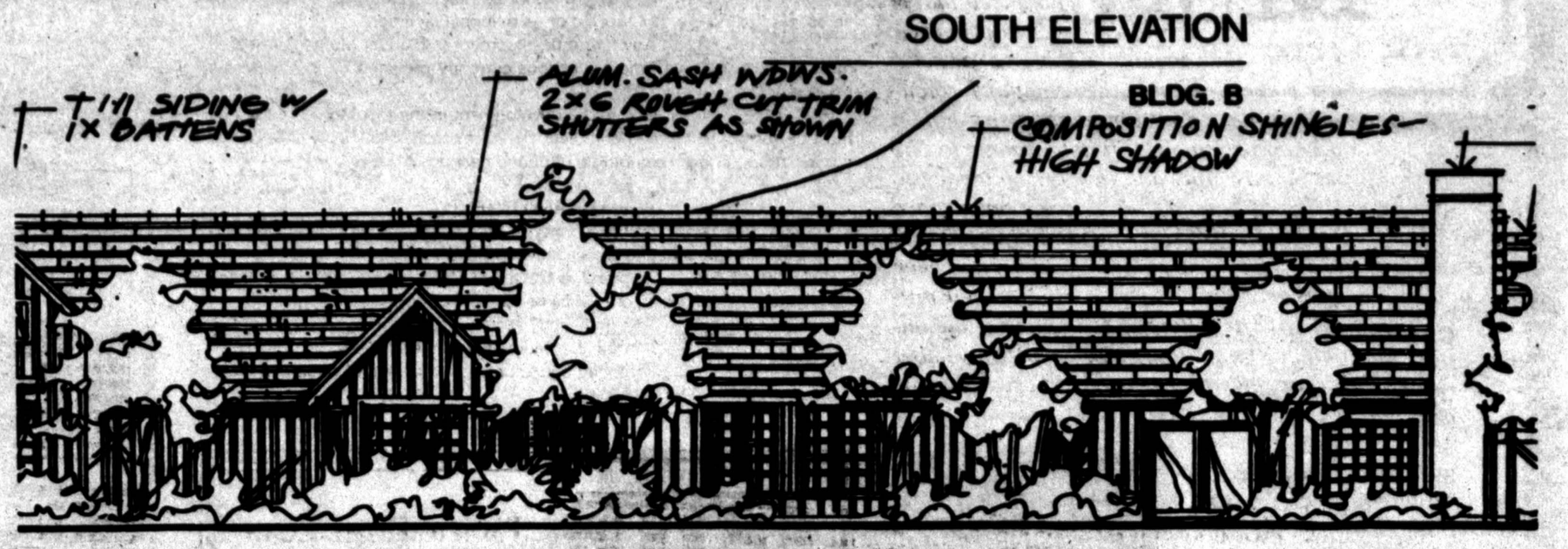
REAL ESTATE

Mid Valley property owner claims self-storage is the only way

By MARY BROWNFIELD


SOUTH ELEVATION
T1-11 SIDING w/ 1x BATTENS
ALUM. SASH WDWS. 2x6 ROUGH CUT TRIM SHUTTERS AS SHOWN
BLDG. B
COMPOSITION SHINGLES— HIGH SHADOW

Plans for a self-storage facility in Carmel Valley (above) were extensively modified to make the buildings more compatible with the valley's rural character. But vehement objections from neighbors persuaded the county board of supervisors to reject the plan last March.

LIMITS ON water, sewage and traffic make a self-storage facility the sole suitable project for 4.8 acres of property near Mid Valley, according to Roy Kaminske, who owns a two-acre parcel involved in the project.

But a project opponent says she would rather see an office building on the site.

The property in question — two lots off Berwick Drive on the south side of Carmel Valley Road — is zoned for heavy commercial use, according to Kaminske, but limited by traffic and water impacts and the restrictions on wastewater.

"The prime constraint on building a commercial project in Carmel Valley is the sewage constraint of 300 gallons of sewage per acre per day," he said. "So what can be built that will be economically viable and will use less water and generate less traffic than self-storage?"

But Valley resident and river activist Patricia Bernardi said a light commercial use, such as medical or law offices, would be more consistent with the Valley and would better serve residents there.

"Either offices or low-key retail of some kind that would be neighborhood-friendly and that would serve the population of Carmel Valley," would work best on the property, she said. "I think most of the people there would be much happier with that as an option."

But office buildings or other retail space are an impossibility, because a 5,000-square-foot retail space requires just under one acre-foot of water per year, while sewage on the parcels in question cannot amount to more than about a quarter of an acre-foot, according to Kaminske.

"With four acres of commercial property, you should be able to put on four acres of commercial buildings — like doctors' offices, or a winery — to make it cost effective," he said. "But you couldn't build any of those on those four acres because of sewage constraints."

Lack of water also limits what can be built, and Kaminske said he believes self-storage will use the least, but Bernardi said the property does not currently carry enough credits to support any commercial projects, self-storage or otherwise.

"They have a water problem no matter what they want to put there," she said. "That's a fact of life — they do not have the water for any project."

Applicant Steve Mirabito said the project, which includes only one bathroom, will use very little water, especially compared with the high-use pottery studio and 3,300-square-foot residence now on the site.

But in order to meet the water requirements based on square footage, Mirabito said he must drill a well, have water credits transferred or appeal the guidelines.

The Monterey Peninsula Water Management District is currently considering placing a moratorium on water transfers.

While other uses might be desirable, Kaminske admitted, the property owners are severely limited by regulations. "It's not what you want to do, it's what you legally can do," he said.

Carmel Valley property owners wanted the area zoned for a service center, according to Kaminske. He quoted Carmel Valley Master Plan policy 28.1.19, which suggests "provision should be made for service centers in Carmel Valley," and listed the "Berwick site" as a potential location of such a facility so long as it met criteria for "low visibility, safe and unobtrusive access away from pedestrian traffic areas, and low noise impact on surrounding uses."

Self-storage "meets the zoning requirements, and there's nothing that can be put on the land that will generate less water usage, less traffic and less sewage."

But Bernardi said it does not meet the CVMP criteria.

"You look at storage areas, and where are they? Industrial areas right along the freeway," she said. "You don't stick them in the middle of a residential area or a shopping center."

Mirabito's self-storage plans were shot down by the Monterey County Board of Supervisors last March, but revised plans, including a park, have been reviewed with the residential neighbors and resubmitted to the planning department, Mirabito said.

"So that's where we stand," he said. "The neighbors said they wanted a park, they got a park, and environmentally it's a win-win situation for everybody."

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REAL ESTATE

Complete text of the Pebble Beach Co. ballot initiative

This week, the Pebble Beach Company announced that it would eliminate almost all of the 316 home sites proposed for Del Monte Forest by the company's previous owners. Clint Eastwood, Peter Ueberroth and other company executives told the Monterey County Board of Supervisors June 6 they preferred to add approximately 160 hotel rooms to The Lodge and the Inn at Spanish Bay and that they intended to ask the voters of Monterey County to re-zone as open space large parts of the Del Monte Forest — including hundreds of acres of old-growth Monterey pine habitat — which had been planned for residential development. A story about their proposal begins on page 1A. The following is the text of the initiative which the company hopes to qualify for the November 7 ballot (planning areas referred to in the text are shown on a map on page 6B):

DEL MONTE FOREST PLAN: FOREST PRESERVATION AND DEVELOPMENT LIMITATIONS

THE PEOPLE OF THE COUNTY OF MONTEREY ORDAIN AS FOLLOWS:

Section 1. TITLE

This measure shall be known as the Del Monte Forest Plan: Forest Preservation and Development Limitations.

Section 2. FINDINGS AND DECLARATIONS

The people of the County of Monterey hereby find and declare the following:

a. Habitat for Monterey pine trees in Monterey County is diminishing and steps need to be taken to preserve additional natural stands of Monterey pine.

b. Areas of the Del Monte Forest, including the Pescadero Canyon area, provide critical habitat for the preservation of the Monterey pine.

c. The people of Monterey County desire a significant reduction in the amount of future residential development permitted in the Del Monte Forest area to reduce the impacts on Monterey pine habitat and a significant increase in open space to assist in the preservation of the Monterey pine.

d. Any future visitor-serving development should occur adjacent to existing visitor-serving or recreational facilities.

e. Any future development in the Del Monte Forest area must be consistent with the protections currently provided by the California Coastal Act.

f. Any future development in the Del Monte Forest area must be subject to full and complete environmental review as well as public participation through the holding of public hearings.

Section 3. PURPOSE AND INTENT

The people of the County of Monterey hereby declare their purpose and intent in enacting the Initiative to be as follows:

a. To preserve additional Monterey pine trees and related habitat in the Del Monte Forest area of Monterey County.

b. To significantly reduce future residential development and increase open space in the Del Monte Forest area.

c. To encourage future visitor-serving development adjacent to existing visitor-serving or recreational facilities in the Del Monte Forest area.

d. To require that any future development in the Del

See PLAN next page

PHL

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CARMEL HIGHLANDS • $699,000

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PEBBLE BEACH • $1,295,000

NEW LISTING! Great Country Club neighborhood close to the ocean beach. 2 bd 2 ba, 1750 sq. ft. home with a remodeled kitchen, good floor plan, hardwood floors, 2 fireplaces, private gardens, a 2-car garage and a peek of the water. Views would be great from a possible second story.

SALINAS MONTEREY HWY. • $3,495,000

NEW LISTING! Experience first hand the opportunity to reside on the 11th fairway at Pasadera Country Club. This fabulous new construction will be completed next spring and it is nestled among the Oaks. This two story, 4 bd 4+ ba, 5355 sq. ft. Mediterranean style home will reflect top quality and craftsmanship. You'll find 3 fireplaces, a garage, library, wine cellar and much more.

SALINAS MONTEREY HWY. • $2,700,000

NEW LISTING! The best location at Pasadera. To be completed next spring, this French Normandy style home is nestled under the Oaks on the 11th fairway. 4 bd 4+ ba, 4000 sq. ft., elegant master suite, state of the art kitchen, 2 fireplaces, library, air conditioning and a 4-car garage.

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PLAN

From page 5B

Monte Forest area be consistent with the protections currently provided by the California Coastal Act.

e. To require that any future development in the Del Monte Forest area be subject to full and complete environmental review and include public participation through the holding of public hearings.

Section 4. DEL MONTE FOREST AREA LAND USE PLAN AMENDMENTS (Amendments are indicated by ~~strikeout~~ and underlining.)

The Del Monte Forest Area Land Use Plan is amended as follows:

(a) Policy 78a of Chapter 3 (Land Use and Development Element) is amended to read as follows:

Policies Specific to Maintaining Environmental Quality

73. The OSAC Plan and the Site Specific Shoreline Public Access Design Criteria shall be the principal mechanism for implementing environmental quality aspects of this LUP in open space areas.

74. Environmentally sensitive habitat areas will remain undeveloped except for parking or similar access facilities. Access improvements shall be developed consistent with the site specific recommendations of the LUP Access Maps (Appendix B).

75. Within their indigenous range, Monterey cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development review process.

76. Prior to approval of any proposed development on the Hill property at Pescadero Point, further archaeological review shall be required and mitigation measures adequate to protect the sites archeological resource shall be developed and implemented.

77. Detached or attached guest rooms are not to be equipped for permanent living and are not considered residences. They may be permitted at the maximum rate of one (either attached or detached) per parcel or one (either attached or detached) for each principal residence providing the constraints of the parcel and other plan policies permit. Furthermore, detached guest rooms shall be located in close proximity to the principal residence, share the same utilities except where prohibited by public health or water management district requirements, contain no kitchen or cooking facilities, and be limited to 425 square feet. Conditions shall be implemented by CC&Rs or other legal restrictions, including revocation provision for non-conformance. Subdivisions shall not be permitted to divide a principle residence from a guest room.

78. Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other plan policies permit. None of these units shall ever be used for habitation purposes.

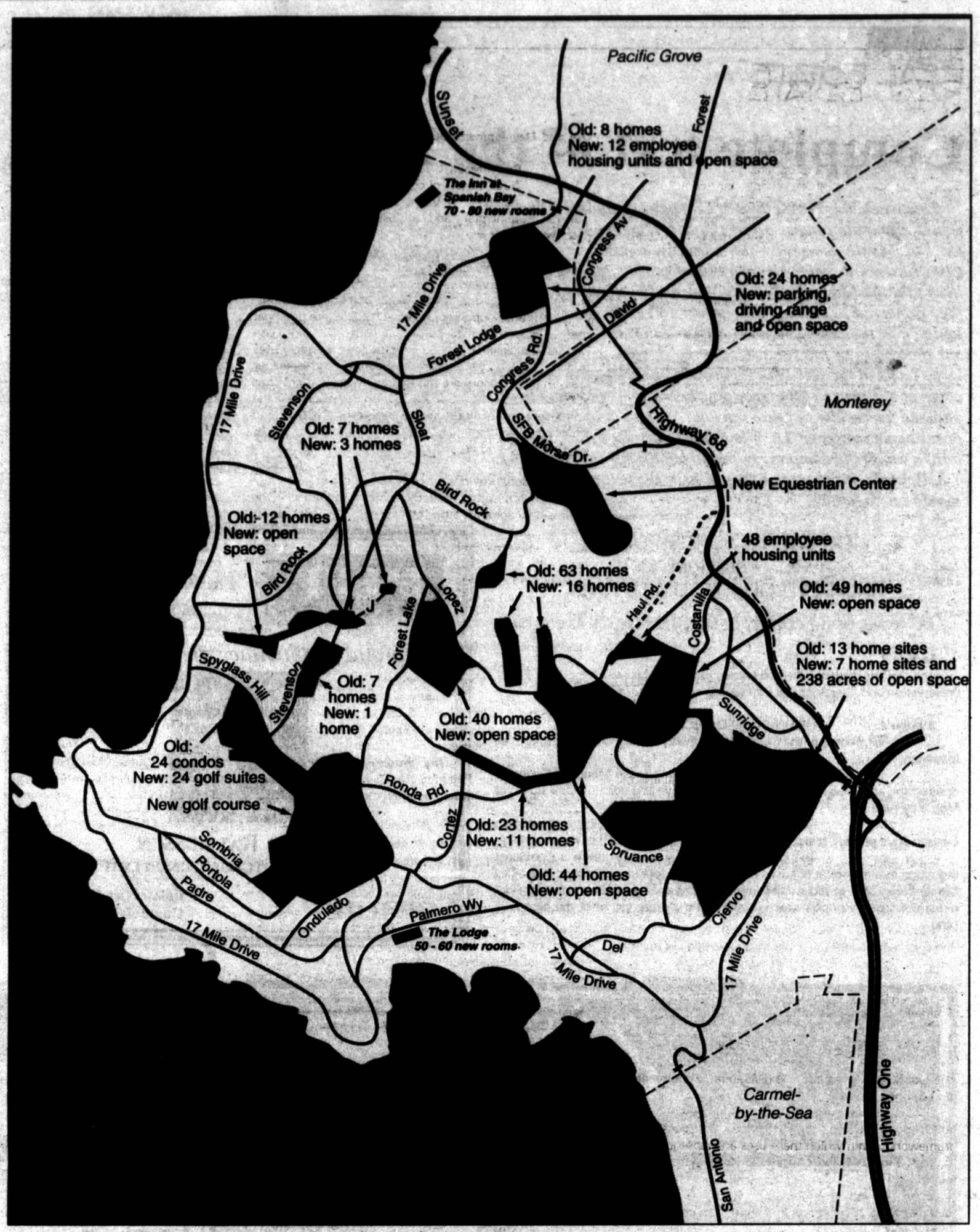
78a. Encourage the use of caretakers accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Applicants for detached caretakers residences shall demonstrate a need for the unit as part of the development review process. Detached caretakers residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principle residence from a caretakers residence. Only one caretakers unit shall be allowed on the parcel.

Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) ~~in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes)~~ consistent with all other plan policies.

(b) Policies 82 and 87 of Chapter 3 are amended to read as follows:

Policies Specific to Orderly Development Balanced with Resource Conservation

79. Recreation in environmentally sensitive habitat areas such as residual dunes, wetlands, and areas with rare or endangered plants or animals shall be limited to passive, low-intensity recreation use dependent on and compatible with the sensitive resources. Conformance with the appropriate Site



Undeveloped land in Del Monte Forest owned by the Pebble Company was zoned for up to 890 homes by Monterey County and the California Coastal Commission in the 1980s. A 1995 company plan called for 316 homes, 50 units of affordable housing, a new golf course and a relocated equestrian center. That plan has now been drastically modified by the company's new owners, who hope to build just 38 homes, 60 units of employee housing, and about 160 new hotel rooms while leaving untouched hundreds of acres of old-growth Monterey pine forest (planning areas L, I, H, G, P, Q and R).

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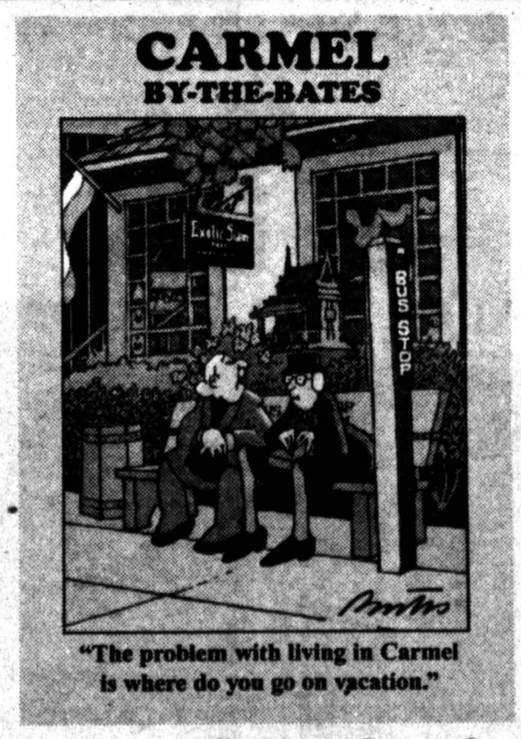

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Specific Shoreline Public Access Design Criteria and OSAC maintenance standards shall the test of consistency with this policy, where appropriate.

80. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are intended for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities.

81. Public access plans for the Spanish Bay planning area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.

~~82. Area B shall be the last area to be developed in Spanish Bay. The southwest portion of Spanish Bay Area B shall be allowed a maximum of 42 units. The north east portion shall be allowed 21 units, a total of 63 units in Area B.~~ Area B may be used for up to 12 units of employee housing.

83. Clustering of uses shall be encouraged wherever practical as a means of preserving Forest values.

84. New development fronting 17-Mile Drive shall maintain an adequate natural buffer. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from motorists, unless otherwise protected by terrain. In the case of Area B, the setback shall be 200 feet from the centerline of 17-Mile Drive. For existing legal lots of record fronting 17-Mile Drive, a minimum setback of 15-20 feet from the front lot line shall be required consistent with that presently required throughout Del Monte Forest. Direct driveway access to 17-Mile Drive should be avoided where possible.

85. New subdivisions shall provide and maintain an adequate natural buffer to protect the forested corridor throughout Del Monte Forest and to screen new development. Accordingly, a minimum setback of 50 feet from the front lot line shall be required in all new subdivisions.

86. Golf course development may be permissible in areas shown for residential development. If golf course development is proposed and approved in any of these areas, it shall result in a reduction in the number of dwelling units permitted by this plan for the area in proportion to the number of acres devoted to the golf course use. For example, a 50 acre golf course in an area shown for residential use at a density of two units per acre will result in a reduction of 100 dwelling units in that area.

87. New commercial development may be permitted when integrated with the resort hotels, the community hospital or the neighborhood commercial center on the Huckleberry Hill quarry site.

(c) The Land Use Designations section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

LAND USE DESIGNATIONS

The basic categories of land use designated in the Del Monte Forest are: 1) residential, 2) commercial, and 3) open space.

These use categories are fully described in the following discussion. Figure 3 shows the planning area framework within which these uses are subsequently discussed. Figures 4 and 4A show environmental considerations which were primary considerations affecting the location of new development. Figure 4A presents a detailed legend for Figures 6, 7, 8, 9, 10, 11, 12 and 13. Figure 5, attached hereto and incorporated herein by reference, shows the Del Monte Forest Area Land Use Plan, ~~- 1984~~ as amended. Figure 5A presents a detailed legend for Figures ~~6A, 7A, 8A, 9A, 10A, 11A, 12A and 13A.~~ 5.

(d) The Commercial subsection of the Land Use Designations section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

Commercial

Three classes of commercial uses are indicated. They include: 1) Visitor-Service Commercial, 2) General Commercial, and 3) Institutional. They are described as follows:

1) Visitor-Service Commercial - This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with LUP Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The ~~three~~ four areas in this category are the existing lodge and environs at Pebble Beach, the ~~proposed~~ Spanish Bay resort, ~~and~~ the visitor-serving facilities at the ~~proposed~~ NCGA Golf Course, and no more than 24 future golf suites to be located in Areas M and N.

2) General Commercial - This category provides for commercial-use areas to support community needs; it includes the professional/administrative offices near the community hospital, and the rock quarry at Sunridge and Lopez Roads, where reclamation for reuse is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

3) Institutional - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

(e) Figure 5 entitled Land Use Plan in Chapter 3 (Land Use and Development Element) is hereby amended as shown in Exhibit 1 which is incorporated herein by reference.

(f) The introductory subsection of the Land Use by Planning Area section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

LAND USE BY PLANNING AREA

The Land Use Element is described for each of the planning areas. This provides for easier understanding of the uses and the rationale for each use within each planning area. The format for describing each planning area includes: a description of the location, size, and extent of existing land use; a summary of relevant environmental considerations; a summary of public service availability and limitations; and a description of the land uses planned for remaining available property. ~~A map is included for each planning area summarizing the discussion. Table A provides a statistical summary of acreages and planned new uses.~~

~~The number of residential and visitor serving units shown on Table A and the~~ The densities shown on Figure 5 ~~and on the following land use plan maps for the various planning areas are maximum figures. The exact density is~~ are contingent upon natural resource constraints present and availability of public services as determined through project review.

(g) Table A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(h) The New Land Use subsection of the Spanish Bay (Area 1) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Use (See Figure 6A 5)

A combination of recreation and visitor-serving land uses along with open space and residential uses is planned for Spanish Bay. Currently, a ~~proposed 270-room~~ resort hotel is ~~would be~~ located seaward of 17-Mile Drive at the former sand mining site. ~~It is expected that the~~ The hotel complex ~~will~~ includes retail, restaurants, tennis courts, swimming pools, 80 residential units (area A), and parking facilities with direct access to 17-Mile Drive. ~~One hundred nineteen (119) low and medium density residential units are planned east of 17 Mile Drive in areas B and C. A maximum of 100 residential units is permitted for the Spanish Bay area. However this number may be reduced if the northerly B area is required for open space use.~~

An 18-hole golf course is ~~planned~~ located at Spanish Bay; the areas along the shoreline encompassing the remaining native dune habitat are shown as shoreline and open-space land uses. The golf course ~~will~~ includes rehabilitated riparian and wetland habitat as water hazards and ~~will~~ involves the enhancement of riparian areas as well as rehabilitation of dune landforms and plant associations originally found in the now mined-out area as part of the links-land golf course design. Sand necessary for dune landform rehabilitation will be obtained onsite if possible, but may be obtained from other sand pits or at locations designated on the Land Use Plan if insufficient quantities are available on site. When completed, there will be ~~100.96~~ approximately 235 acres in open space.

A driving range, golf teaching center, and parking are expected to be constructed in Area C to complement the existing Spanish Bay Golf Course. Employee housing may be proposed in Area B.

(i) Figure 6A of Chapter 3 (Land Use Development Element) is hereby repealed.

(j) The New Land Uses subsection of the Spyglass Cypress (Area 2) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure ~~7A~~ 5)

~~Continuity of t~~The existing pattern of low-density residential development and open space is generally reflected in the land use plan. New recreational and visitor-serving uses may be located in appropriately zoned areas. Residential uses will be allowed to infill the Spyglass Woods Drive area. The remnant sand dune habitat areas near Seal Rock Creek and behind Fan Shell Beach are to be protected in open space for their habitat and scenic resource values. ~~The permitted additional dwellings, therefore, would be concentrated away from the protected area; for example, within the former sand mine reclamation area or within the forested area east of the remnant dunes. A total of 240 additional residential units is allowed in this planning area in areas I, K, M, N, and O.~~ When ~~built out~~ completed, there will be ~~135.5~~ approximately 246 acres ~~in~~ of preserved forest, ~~and~~ shoreline, and recreational open space areas.

(k) Figure 7A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(l) The New Land Uses subsection of the Middle Fork (Area 3) section of Chapter 3 Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure ~~8A~~ 5)

~~A golf course and 131 additional residential dwelling units~~ Open space and 11 lots for residential

See PEBBLE BEACH page 9B

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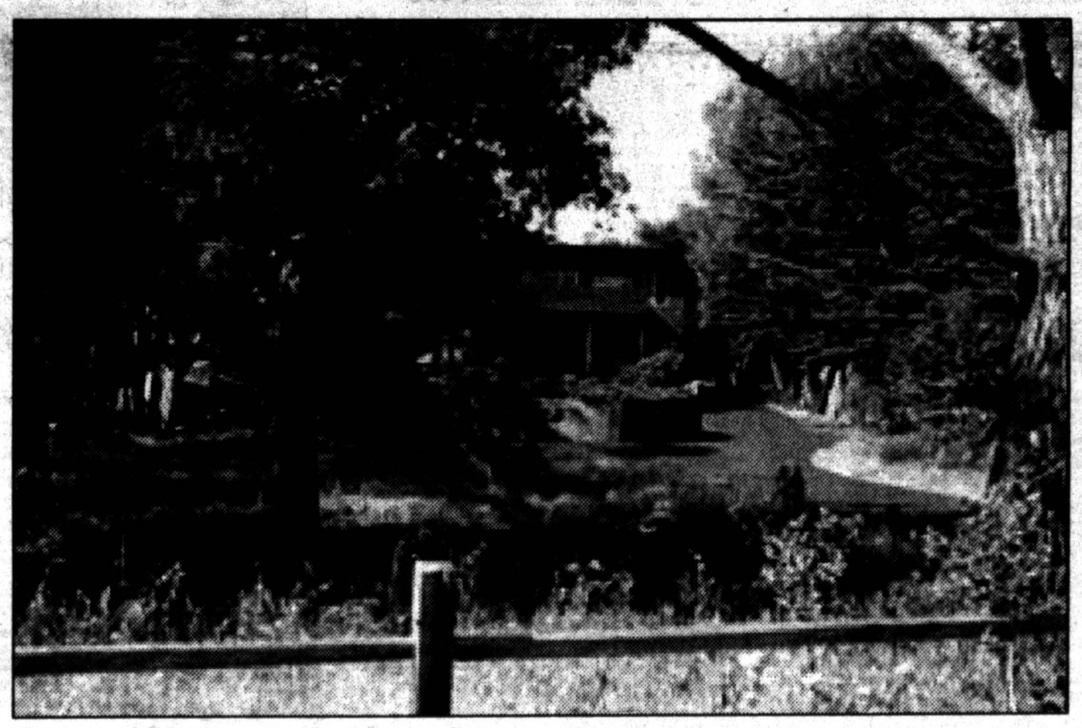

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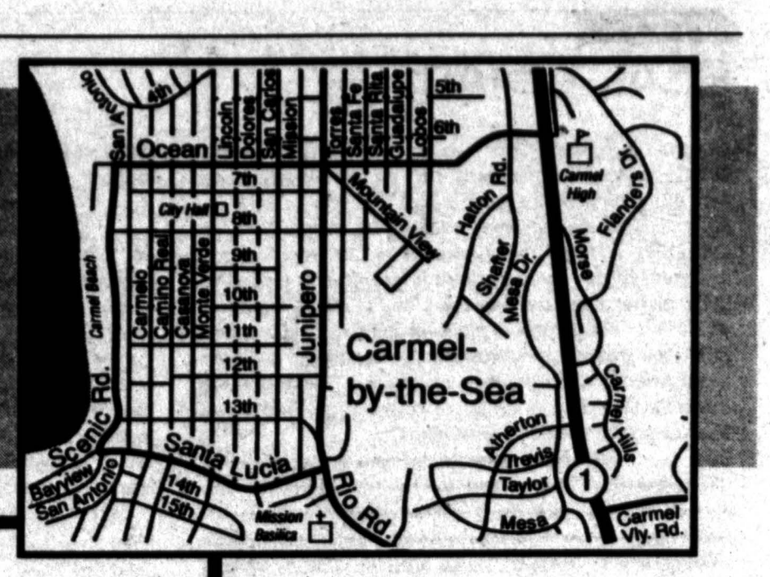

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$1,595,000 3bd 3ba Guadalupe 2 NW of 3rd Coldwell Banker Del Monte		Sa 2-3 Su 2-5 Carmel 626-2225
$1,595,000 3bd 3ba 3 SE Camino Real & 11th Coldwell Banker Del Monte		Sa & Su 2-4 Carmel 626-2223
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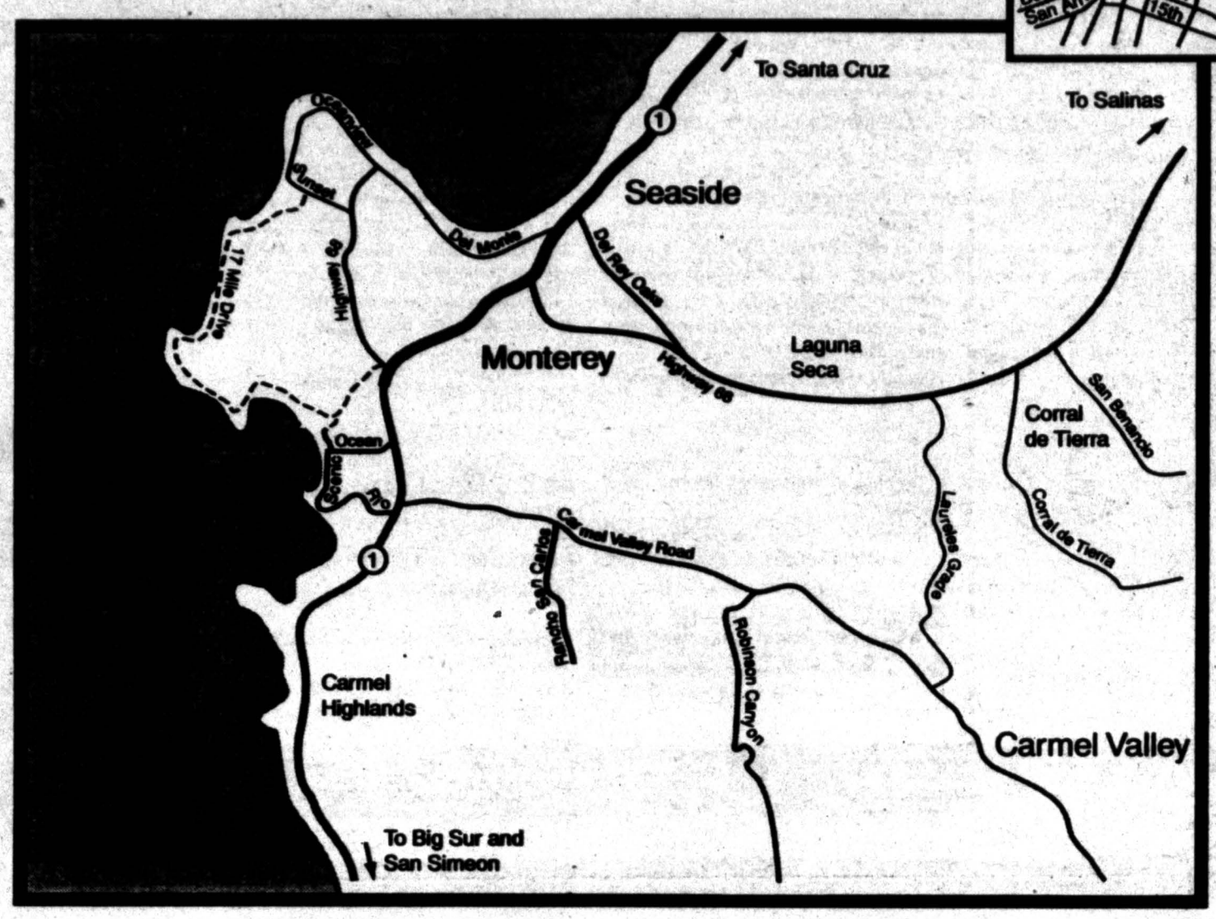
$599,000 3bd 2ba 154 Calle De La Ventana Alain Pinel Realtors		Su 1-4 Carmel Valley 622-1040



$675,000 4bd 2ba 240 Esquiline Mitchell Group		Sa & Su 12-3 Carmel Valley 624-0136
$995,000 2bd 1ba 27660 Selfridge Lane John Saar Properties		Su 2-4 Carmel Valley 625-0500

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$1,395,000 3bd 2ba 187 San Remo Rd Coldwell Banker Del Monte		Sa & Su 1-3 Crml Highland 626-2222
$1,695,000 4bd 4.5ba 2 Mt Devon price Coldwell Banker Del Monte		Sa & Su 12-2 Crml Highland 626-2225

MONTEREY

$315,000 2bd 1ba 1440 David Ave Coldwell Banker Del Monte		Sa 1-3 Monterey 626-2222
$499,000 3bd 2ba 250 Soledad Drive John Saar Properties		Sa & Su 2-4 Monterey 625-0500
$595,000 4bd 3ba 1198 Roosevelt Mitchell Group		Sa 1-3 Monterey 624-0136
$845,000 4bd 3ba 1533 Monterey/Salinas Hwy Coldwell Banker Del Monte		Su 2-4 Monterey 626-2222

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$965,000 3bd 3ba 4036 El Bosque Drive Coldwell Banker Del Monte		Su 1-4 Pebble Beach 626-2222
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$995,000 4bd 2.5ba 4047 Costado Rd Mitchell Group		Sa 11-4 Pebble Beach 624-0136
$1,175,000 4bd 3ba 3133 Stevenson Drive Mitchell Group		Sa & Su 1-4 Pebble Beach 624-0136
$1,575,000 3bd 2ba 1463 Alva Lane Mitchell Group		Sa 1-4 Su 3-5 Pebble Beach 624-0136
$1,890,000 5bd 3.5ba 3073 Valdez Rd John Saar Properties		Sa12-5 Su2-4 Pebble Beach 625-0500
$2,400,000 4bd 4ba 2943 Old 17 Mile Drive Coldwell Banker Del Monte		Sa12-2 Su3-5 Pebble Beach 626-2225
$2,595,000 5bd 4+ba 1281 Lisbon Lane Mitchell Group		Sa 3-5 Pebble Beach 624-0136
$2,995,000 3bd 3ba 1008 Rodeo Rd Coldwell Banker Del Monte		Sa & Su 2-4 Pebble Beach 626-2225
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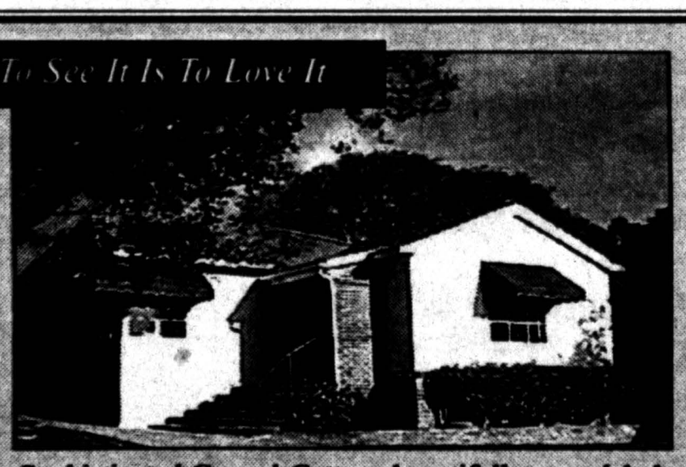

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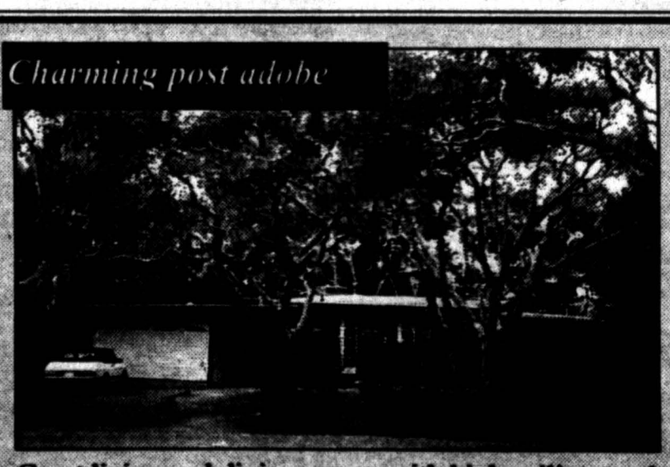

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PEBBLE BEACH

From page 7B

wellings in Area I are the principal proposed land uses in this planning area ~~rea H—48, area I—83~~). ~~Low-density residential clusters are shown in the pruance Road and Forest Lake Road vicinities as well as fronting the golf ourse.~~

(m) Figure 8A of Chapter 3 (Land Use and Development lement) is hereby repealed.

(n) The New Land Uses subsection of the Pescadero (Area 4) sec- on of Chapter 3 (Land Use and Development Element) is amended to read s follows:

New Land Uses (See Figure ~~9A~~ 5)

The majority of the area is planned to be preserved as forest and pland open space habitat, reflecting environmental constraints of slopes, soil rosion hazard, and plant and wildlife habitats. Residential development clus- ers are shown on the more level terraces, with ~~215~~ 20 additional residential wellings planned on land in Area Y. In addition, there will be 7 lots located n approximately 15 acres, and approximately 230 acres preserved in open pace (areas P, Q, and ~~R-6, and V~~).

(o) Figure 9A of Chapter 3 (Land Use and Development lement) is hereby repealed.

(p) The Environmental Considerations subsection of the luckleberry Hill (Area 5) section of Chapter 3 (Land Use and Development lement) is amended to read as follows:

Environmental Considerations (Figure 10)

Much of the west-facing hillside within the Huckleberry Hill plan- ing area has slopes over 30%. Soil on the steeper slopes is generally shallow ith rapid runoff potential. Retention of the native trees and groundcover will inimize the erosion and runoff hazards on steeper slopes.

Elimination of residential units in Area G will result in preservation f approximately 965 acres of contiguous open space forest between the owen Cypress, Huckleberry Hill, Middle Fork and Pescadero Canyon areas.

Rehabilitation of the operating granite quarry (as well as another mall abandoned quarry) should be accomplished in conjunction with ulti- ate reuse of the property. The face of the stockpiled overburden is subject to rosion into the branch of Sawmill Gulch which traverses the S.F.B. Morse otanical Reserve. Ultimately, revegetation of the mine face with Monterey ine forest and other indigenous plants will assist in blending the mine site into he surrounding pine forest environment.

(q) The New Land Uses subsection of the Huckleberry ill (Area 5) section of Chapter 3 (Land Use and Development Element) is mended to read as follows:

New Land Uses (See Figure ~~10A~~ 5)

The undeveloped area west of Los Altos Drive is shown primarily s open space for protection of the forest cover on the steep slopes.~~, with one area of residential use shown on more gently sloping knolls. This residential area is suitable for concentration of development. Seventy-eight additional dwelling units are permitted near Ronda Road (area G).~~ The quarry requires rehabilitation. Limited neighborhood commercial uses may be permitted in the quarry site and the total acreage devoted to such uses shall be limited to ten acres. A corporation yard, recreation vehicle storage facilities, and potable or sub-potable water storage may be permitted at the quarry site. The commercial land use designation allows maximum planning flexibility and could permit this site to become a transfer point for transit connections between normal bus service and intra-Forest transit.

(r) Figure 10A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(s) The New Land Uses subsection of the Gowen Cypress (Area 6) section of Chapter 3 (Land Use and Development Element) is amend-

See COUNTY page 10B

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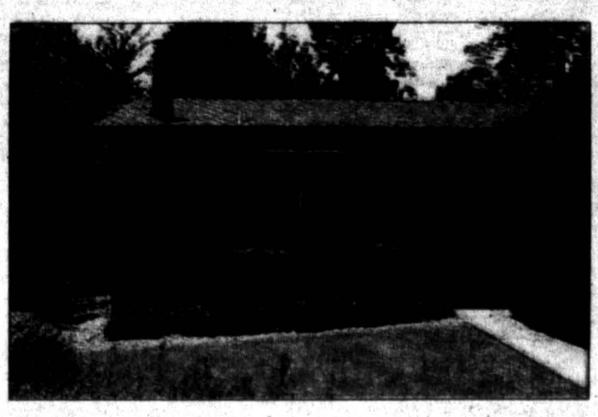
PEBBLE BEACH...*Stroll to Surf & Sand*

Located in one of the best neighborhoods of the Country Club and almost as close as you can get to the shoreline. This gem has a terrific 1,750 sq. ft. floor plan. There are two comfortable size bedrooms, two baths, formal living room with stone fireplace, large family room with fireplace, hardwood floors, a remodeled kitchen with an abundance of light. Large picture windows overlook covered patio, lush lawn and flowering gardens. **$1,295,000**

MONTEREY...*New Construction in Alta Mesa*

Framing the gateway to the sunny Alta Mesa area is this 2 year old, custom designed 3,000 sq. ft. home. A spacious kitchen opens to a large family room with fireplace and French doors leading to a patio and private yard. There are three bedrooms and a fourth bedroom or den/study on the main floor. A stone paved driveway with pillared entrance, 3-car garage, and nicely landscaped yard complete this residence perfectly. **$1,295,000**

CARMEL...*Charming Remodel*



Situated on a large, sunny, flower-filled lot in Carmel, this 3 bedroom, 2 bath home has been remodeled wih charm and an eye toward comfortable family living. Both the family room and living room have fireplaces. A separate dining area and lots of outdoor decking, complete with hot tub, provide lots of outside living and entertaining space. 2 car garage with extra parking. **$595,000**

Jamal Noorzoy 831.622.9903
Carol Dellecker 831.625.6477

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COUNTY

From page 9B

ed to read as follows:

New Land Use (See Figure ~~11A~~ 5)

The land use designations for this planning area reflect the natural and scenic values of the Gowen Cypress habitat. Most of the area will remain in open space in order to protect the environmentally sensitive Gowen Cypress-Bishop pine habitat, riparian habitat and the Sawmill Creek watershed. A total of ~~86 additional residential dwellings~~ 16 residential dwellings is planned ~~in the Gowen Cypress area~~ in area F. Existing mined out areas not used for residential development can be used for public works purposes and an equestrian center. ~~In addition to residential development, a golf course is planned for the westerly portion of the planning area.~~ Applicable OSAC Plan maintenance standards prescribe specific conditions for open space maintenance and limitations on development within future residential development areas as well as the maximum extent of the S.F.B. Morse Botanical Reserve.

(t) Figure 11A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(u) The New Land Uses subsection of the Pebble Beach (Area 7) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure ~~12A~~ 5)

The entire Pebble Beach planning area, except for the townhouse area near The Lodge, will continue its low-density residential designation. A General Development Plan has been approved by the County for the Lodge and Associated Commercial Area.

The Plan reflects the visitor-serving facilities at The Lodge ~~(maximum of 161 inn units per General Development Plan)~~ and associated commercial area ~~(maximum 25% site coverage per Planning Commercial zoning)~~ along with the recreational uses of the golf courses, and beach and tennis club~~, and equestrian center~~. ~~For~~ Open space recreation uses are planned for portions of the ~~remaining~~ undeveloped areas in Pebble Beach, ~~, low density residential development is shown north of the equestrian center, while medium density is allowed adjacent to The Lodge townhouses and the Peter Hay Golf Course. 108 additional residential units are planned for these areas (areas U, V, W, and X)~~. Twenty-three additional residential units are planned for area X.

The area between Cypress Point and Pescadero Point and seaward of 17-Mile Drive is shown for low-density residential use at 1 unit per 2 acres. Although subdivided, this coastal strip contains some parcels which may be difficult to develop due to the presence of Monterey cypress specimens, a high water table, and rock outcrops.

(v) Figure 12A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(w) The Planned Circulation Improvements subsection of the circulation section of Chapter 4 (Land Use Support Elements) is amended to read as follows:

Planned Circulation Improvements

In developing circulation improvements for the Forest, it has been assumed that the road system will continue to be privately owned and managed. Precise road locations will be engineered for safety, convenience, and minimal environmental damage from grading and tree removal, to be insured through the Countys environmental review and permit process.

One important change to the existing visitor access along 17-Mile Drive will occur in the Spanish Bay planning area where existing Spanish Bay Drive will be terminated 2,000 north of its existing intersection with 17-Mile Drive near Point Joe. In its place, 80 additional visitor parking spaces will be provided (as well as a foot trail along the shoreline connecting with Asilomar State Beach). Additionally, parking will be provided in a portion of area C to accommodate visitor-serving facilities in Spanish Bay. Traffic now using Spanish Bay Drive will be rerouted along a relocated Spanish Bay Road skirting the south side of the Spanish Bay planning area.

A second change planned for the visitor circulation system is the rerouting of 17-Mile Drive through the Country Club planning area via Lopez to Congress and thence to the Spanish Bay planning area. This is intended to reduce congestion and visitor/resident traffic conflicts at busy intersections along this segment of the scenic drive and to reroute the drive out of primarily residential areas.

Additional visitor access improvement are proposed south of Point Joe along 17-Mile Drive where parking areas will be reorganized and access improved. All of these roadway and parking improvements for visitors are consistent with Site Specific Shoreline Public Access Design Criteria developed for these shoreline areas and will be implemented in a phased manner consistent with the timing shown in Appendix B of this Land Use Plan.

(x) Policy 113 of Chapter 4 (Land Use Support Elements) is amended as follows:

Policies

109. The County shall reserve an adequate volume from its Cal-Am water allotment to supply the proposed Spanish Bay hotel complex, condominiums, and golf facilities and the NCGA golf course facility. Non-priority residential subdivisions shall not be approved until water is assured for these coastal-priority, visitor-service facilities.

110. If reclaimed wastewater becomes available to the Del Monte Forest Area, it shall be used on golf courses in order to conserve and make available additional potable water for domestic use.

111. In reviewing development applications, the Monterey Peninsula Water Management District will be consulted to determine that water connections are available.

112. The County shall reserve water from its allotment for present lot owners. Water not set aside for coastal priority uses or existing legal lots of record may be used as the source for new subdivisions.

113. The developments listed in Table B as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the Countys current allotment of unused water from California-American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development.

~~All other development in Del Monte Forest area shall be shown on the Land Use Map with an Open Space/Resource Constraint overlay category over the designated land use because sewage capacity is currently unavailable for new development.~~ The Resource Constraint Area designation shown on Figure 5 shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection.

114. New development shall employ water conservation techniques to the greatest possible extent. This shall include, among other things, use of water-saving fixtures, retaining native plants, and installing drought- tolerant landscaping.

115. Wastewater reclamation projects are permitted and will be supported providing that they meet all the standards of the Chief of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act.

(y) Policy 116 of Chapter 4 (Land Use Support Element) is amended to read as follows:

Policies

116. The housing goal for the Del Monte Forest Area, as with the rest of the County, is to ensure the availability of adequate housing, at affordable prices, to persons of a broad range of economic means. Portions of planning areas Spanish Bay B ~~Spyglass M and Huckleberry C~~ may accommodate employee housing ~~for senior citizens~~ at the permitted ~~same~~ density.

117. The County shall protect existing affordable housing opportunities in the Del Monte Forest Area from loss due to deterioration and demolition or conversion: This will be attained by:

Discouraging demolition and requirement replacement on a one-for-one basis of all demolished or converted units which were affordable to or occupied by low and moderate income persons. Replacement housing will meet affordability criteria as established in the County General Plan and will be retained as low and moderate income units through deed restrictions or other enforceable mechanisms.

Promoting housing improvement and rehabilitation programs for low and moderate income persons in both owner-occupied and renter-occupied units.

118. The County shall encourage the expansion of housing opportunities for low and moderate income households, consistent with the countywide provisions of the County Housing Element. The County shall:

Require all new residential subdivisions to contribute to the provision of low and moderate income housing in conformance with the Countys Inclusionary Ordinance and Housing Element. Exceptions may be made for hardship cases.

119. Time-share projects, time-share estates, and other time-share uses as defined in Section 11003.5 of the Business and Profession Code shall be prohibited in existing residential developments in the area covered by this plan.

New projects planned and designed for time-share use as defined above may be allowed in the plan area. Any such development will be subject to a Use Permit or similar permit, requiring a public hearing and discretionary approval by the Planning Commission or other appropriate decision making body. Inherent in the consideration of such proposals is the plan for the overall design, management, and maintenance of such facilities as well as the other applicable policies of this plan.

(z) Figure 15 entitled Recreational Facilities in Chapter 5 (Public Access) is hereby amended as reflected in Exhibit 2 which is attached hereto and incorporated by reference.

(aa) A new section is added to Chapter 6 (Implementation and Administration) following the section entitled Water Allocation in Del Monte Forest to read as follows:

Resource Constraint Compliance

As reflected in Figure 5 as amended and in the map entitled Section 10 of the Zoning Plan of the County of Monterey, and Section 16 of the Zoning Plan of the County of Monterey, each as amended, the Resource Constraints Overlay has been removed from certain lands in consideration of the following circumstances:

The Resource Constraint Overlay arises from Policy 113 of the Del Monte Forest Area Land Use Plan (DMF LUP). Policy 113 states that the Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. At the time of adoption of the 1984 DMF LUP, there was insufficient sewer and water service capacity to serve all of the development allowed in the DMF LUP, and the DMF LUP itself (Policy 99) called for a study and program to define and implement traffic improvements.

These were the only constraints on which the Resource Constraint Area designation was based. Since that time, all of these constraints have been addressed and eliminated with respect to the following properties: Spanish Bay areas B and C, Gowen Cypress area F, Huckleberry Hill area G, Middle Fork areas H and I, Spyglass Cypress areas J, K, L, M, N and O, Pebble Beach areas U and V, and Pescadero areas P, Q and R (hereinafter Properties). The constraints have been removed as follows:

Sewer. At the time of adoption of the DMF LUP, the Carmel Sanitary District (now Carmel Area Wastewater District or CAWD) sewage treatment plant had an authorized capacity of 2.4 million gallons per day (MGD). One-third of the CAWD Treatment Plant capacity (800,000 MGD at that time) is owned by the Pebble Beach Community Services District (PBCSD), which is responsible for sewage collection in Del Monte Forest. Based on then-existing flows, the remaining PBCSD capacity at the CAWD Plant was insufficient to serve all of the development planned for Del Monte Forest.

Subsequent improvements to the CAWD treatment plant have raised its authorized capacity to 3.0 MGD, of which the PBCSD share is 1.0 MGD. With this increased capacity, there is sufficient capacity to handle the additional sewage generated by the land uses contemplated in this Plan on the Properties so this constraint has been removed.

Water Supply. At the time of adoption of the DMF LUP, Monterey Countys allocation of water from the California-American Water Company system, allocated by the Monterey Peninsula Water Management District, was insufficient to permit water service to all development planned in Del Monte Forest based on the priorities established by Monterey County. Subsequently, the owner of the Properties received a dedicated water entitlement of 365 acre feet annually, independent of Monterey Countys allocation under the Monterey Peninsula Water Management District (MPWMD) jurisdictional water allocation program. As a result of the owners financial guarantee of the cost of the CAWD/PBCSD Wastewater Reclamation Project, there is sufficient water for the land uses allowed by this Plan on the Properties so this constraint has been removed.

Traffic and Circulation. Policies 98 and 99 of the DMF LUP govern the traffic and circulation improvement requirements for new development. Policy 99 requires an independent engineering study to establish an arterial system, changes to Highway 68 and access gates in order to provide for the

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IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEVADA

SUMMONS IN A CIVIL CASE
CASE NUMBER:
CV-N-99-0627-DWH-VPC
GLOBAL CAPITAL TRUST, PREMIER INCOME PROPERTIES, STUART SIMONSEN - PLAINTIFFS
V.
JEFFREY LINDSEY,DEVEER INVESTMENTS, LTD.-DEFENDANTS

TO:
Deveer Investment, Ltd.

YOU ARE HEREBY SUMMONED and required to serve upon PLAINTIFF'S ATTORNEY:
Kevin Mirch, Esq.
131 Ryland St.
Reno, NV 89501

An answer to the complaint which is herewith served upon you, witnin 20 days after service of this summons upon you, exclusive of the day of service. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint. You must also file your answer with the Clerk of the Court within a reasonable period of time after service.

Date: Nov. 18, 1999.
Lance S. Wilson, Clerk, Clerk
Alisa Mann, Deputy Clerk
Publication Dates: May 19, 26, June 2, 9, 2000. (PC 423)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001015. The following person(s) is(are) doing business as **T.C. CONSTRUCTION CO.**, 8 Natividad Road, Salinas, CA 93906. TIMOTEO OROZCO CABRERA, 8 Natividad Road, Salinas, CA 93906. This business is conducted by an individual. (s) Timoteo O. Cabrera. This statement was filed with the County Clerk of Monterey County on May 9, 2000. Publication dates: May 19, 26, June 2, 9, 2000. (PC510)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20000862. The following person(s) is(are) doing business as **P AND P PAINTING CONTRACTORS**, 1202 Garner Ave., Salinas, CA 93905. CHARLES MICHAEL PIERCE, 1202 Garner Ave., Salinas, CA 93905. SALVADOR LOPEZ PALACIOS, 234 California St., Salinas, CA 93901. This business is conducted by a general partnership. Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2000. (s) Charles Michael Pierce. This statement was filed with the County Clerk of Monterey County on April 17, 2000. Publication dates: May 19, 26, June 2, 9, 2000. (PC511)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001108. The following person(s) is(are) doing business as **MORROW MINI WATER SYSTEM**, 17120 Cachagua Rd., Carmel Valley, CA 93924. JERE KEITH LANINI, 17120 Cachagua Rd., Carmel Valley, CA 93924. This business is conducted by an unicorporated association other than a partnership. Registrant commenced to transact business under the fictitious business name or names listed above on May 8, 2000. (s) Marilyn J. Lanini. This statement was filed with the County Clerk of Monterey County on May 19, 2000. Publication dates: May 26, June 2, 9, 16, 2000. (PC514)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001101. The following person(s) is(are) doing business as **F/V IRENE'S WAY**, 1420 Deer Flat Rd., Monterey, CA 93940. GIOVANNI PENNISI, 1420 Deer Flat Rd., Monterey, CA 93940. ANN BIRGITTA PENNISI, 1420 Deer Flat Rd., Monterey, CA 93940. This business is conducted by a husband and wife. Registrant commenced to transact business under the fictitious business name or names listed above on May 18, 2000. (s) Giovanni Pennisi. This statement was filed with the County Clerk of Monterey County on May 19, 2000. Publication dates: May 26, June 2, 9, 16, 2000. (PC515)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001038. The following person(s) is(are) doing business as **WINGS AMERICA**, Dolores & Seventh St., Carmel, CA 93921. WINGS AMERICA, DELAWARE, c/o Boatworks, Ocean Ave., & Lincoln, Carmel, CA 93921. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on May 1, 2000. (s) David Yankey, Pres., Wings America. This statement was filed with the County Clerk of Monterey County on May 11, 2000. Publication dates: May 26, June 2, 9, 16, 2000. (PC516)

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES. To Whom It May Concern: **HENTSCHEL GORDON NED,** is applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at 150 E. Carmel Valley Rd., Carmel Valley, CA 93924 for the following type of license: 47 ON-SALE GENERAL EATING PLACE. Date of Filing Application: May 22, 2000.
Publication dates: May 26, June 2, 9, 2000. (PC517)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001133. The following person(s) is(are) doing business as **V NAIL SALON**, #15 Corner of Monte Verde and 7th, Carmel, CA 93923. HUNG DUY HUYNH, 999 Sonoma Ave., #13, Seaside, CA 93955. VY TUONG KHOA NGUYEN, 999 Sonoma Ave., #13, Seaside, CA 93955. This business is conducted by a husband and wife. Registrant commenced to transact business under the fictitious business name or names listed above on May 24, 2000. (s) Hung Duy Huynh. This statement was filed with the County Clerk of Monterey County on May 24, 2000. Publication dates: June 2, 9, 16, 23, 2000. (PC601)

NOTICE OF APPLICATION FOR CHANGE IN OWNERSHIP OF ALCOHOLIC BEVERAGE LICENSE. To Whom It May Concern: **FOUR T LLC,** is/are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at: Carmel Valley Rd N/S 10.5M E of Hwy, Carmel Valley, CA 93924 for the following type of license: 47-ON-SALE GENERAL EATING PLACE. Date of Filing Application: June 1, 2000.
Publication dates: June 9, 2000. (PC603).

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001161. The following person(s) is(are) doing business as **CALIFORNIA CONSTRUCTION & MANAGEMENT**, 110 Carlton Road, Watsonville, CA 95076. VALUES, INC., CALIFORNIA, 110 Carlton Road, Watsonville, CA 95076. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on March 1, 2000. (s) Karen L. Kamishin, Secretary, Values, Inc. This statement was filed with the County Clerk of Monterey County on May 26, 2000. Publication dates: June 9, 16, 23, 30, 2000. (PC604)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001152. The following person(s) is(are) doing business as **VALUES PACIFIC, a California General Partnership**, 110 Carlton Road, Watsonville, CA 95076. BRANDON KETT, 110 Carlton Road, Watsonville, CA 95076. MELANIE KETT, 110 Carlton Road, Watsonville, CA 95076. SHEPARD L. KETT, 110 Carlton Road, Watsonville, CA 95076. This business is conducted by a general partnership. Registrant commenced to transact business under the fictitious business name or names listed above on March 1, 2000. (s) Brandon Kett. This statement was filed with the County Clerk of Monterey County on May 26, 2000. Publication dates: June 9, 16, 23, 30, 2000. (PC605)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001169. The following person(s) is(are) doing business as **INTERMOUNTAIN SLURRY SEAL**, 525 W. Beach Street, Watsonville, CA 95076. ISS, INC. WYOMING, 525 W. Beach Street, Watsonville, CA 95076. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 10, 1995. (s) Michael L. Thomas, President, ISS, Inc. This statement was filed with the County Clerk of Monterey County on May 30, 2000. Publication dates: June 9, 16, 23, 30, 2000. (PC606)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001168. The following person(s) is(are) doing business as **RENAISSANCE ROOFING; LOS GATOS ROOFING**, 2292 Lincoln Avenue, San Jose, CA 95125. RENAISSANCE ROOFING COMPANY, INC., California, 2292 Lincoln Avenue, San Jose, CA 95125. This business is conducted by a corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed herin. (s) Brian P. Burns, Jr., President, Renaissance Roofing Company, Inc., Article#2165809. This statement was filed with the County Clerk of Monterey County on May 30, 2000. Publication dates: June 9, 16, 23, 30, 2000. (PC607)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001077. The following person(s) is(are) doing business as **AWAKENING THE WARRIOR WITHIN**, DAWN CALLAN, 7 Cummings Drive, Carmel Valley, CA 93924. DAWN CALLAN, 7 Cummings Drive, Carmel Valley, CA 93924. This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 1979. (s) Dawn Callan. This statement was filed with the County Clerk of Monterey County on May 16, 2000. Publication dates: June 9, 16, 23, 30, 2000. (PC608)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001186. The following person(s) is(are) doing business as **BANISTER SHOE**, 125 Ocean View Boulevard, #112 Pacific Grove, CA 93950. NINE WEST GROUP, INC., (Incorporated Delaware), 1129 Westchester Avenue, White Plains, NY 10604. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on June 24, 1999. (s) Joseph T. Donnalley, Assistant Secretary, Nine West, Inc. This statement was filed with the County Clerk of Monterey County on June 1, 2000. Publication dates: June 9, 16, 23, 30, 2000. (PC609)

FICTITIOUS BUSINESS NAME STATEMENT File No. 20001198. The following person(s) is(are) doing business as **DIAMOND EXCHANGE LLC**, 1355 Abbott St., Salinas, CA 93901. PINNEY FAMILY TRUST (OF '95), 175 San Benancio, Salinas, CA 93908. F.P.G. INVESTMENTS LIMITED LLC, 2060 Commerce Dr., Sidney, OH 45365. FRANK BALLESTEROS, 1311 Picking Drive, Salinas, CA 93901. This business is conducted by a limited liability company. Registrant commenced to transact business under the fictitious business name or names listed above on Jult 1, 2000. (s) Frank Pinney, Manager, Diamond Exchange LLC. This statement was filed with the County Clerk of Monterey County on June 1, 2000. Publication dates: June 9, 16, 23, 30, 2000. (PC610)

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Countys acceptance of the Transportation Engineering Study for the Del Monte Forest, prepared by Burton N. Crowell and The Goodrich Traffic Group (commonly referred to as the Crowell Report), which established all of the indicated requirements.

Under Policy 99, new development must either bear the incremental costs of necessary improvements to Highway 68 and Highway 1 required as a result of traffic generated by the development, or pay into a fund that will be administered by the County for the incremental costs of the necessary improvements.

The highway capacity and circulation improvements identified in the Crowell Report under Policy 99, and the funding mechanisms established by Policy 98, have been agreed upon and adopted as required by Policy 113 in the Del Monte Forest Transportation Policy Agreement between Monterey County and the owner of the Properties. The traffic elements of Policy 113 have therefore been satisfied with respect to the Properties so this constraint has been removed.

(bb) The Management Plan for Del Monte Forest Open Space Property is hereby amended to add the following section to the Introduction after the section entitled Compatibility with Law and Resident Objectives:

LUP Figure 5 Conformance with OSAC

The areas designated OR in Areas C, K, M, N, O, U, and V of Figure 5 of the LUP, and the location of the existing equestrian center and polo field, shall be managed and maintained in conformance with the objectives, classifications, and policies for open spaces as indicated for Category VI (Golf Courses) in the Management Plan for Del Monte Forest Open Space Property. The areas designated OF on portions of Areas B, F, G, H, I, L, P, Q and R of Figure 5 shall be managed and maintained in conformance with the objectives, classifications, and policies for open forest as indicated for Category IV (Open Forest) in the Management Plan. The area designated OR within the Gowen Cypress planning area shall be managed and maintained in conformance with the objectives, classifications, and policies for open space as indicated for Category VII (equestrian center).

Section 5.
MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN AMENDMENTS.

The Monterey County Coastal Implementation Plan is amended to read as follows:

(a) Section 20.147.020(N) is amended to read as follows:

N. Land Use Categories: The basic categories of land use designated in the Del Monte Forest are: 1) residential, 2) commercial, and 3) open space.

1) Residential Land Use: New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 dwelling unit/acre), and medium density (maximum of 4 dwelling unit/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories. Caretakers units, servants quarters, and other separate houses, but not senior citizen units, are considered units of residential development for the purpose of calculating density. The County shall not approve such units in excess of the density allocated by this plan for each planning area.

2) Commercial: Three classes of commercial uses are indicated. They include:

a) Visitor-Service Commercial,

b) General Commercial and

c) Institutional.

They are described as follows:

a) Visitor-Service Commercial - This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with Del Monte Forest Area Land Use Plan Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The four areas in this category are the existing lodge and environs at Pebble Beach, the ~~proposed~~ Spanish Bay resort, the visitor-serving facilities at the ~~proposed~~ Northern California Golf Assoc. Golf Course, and no more than 24 golf suites to be located at Areas M and N.

b) General Commercial - This category provides for commercial-use areas to support community needs; it includes the professional/administrative offices near the community hospital, and the rock quarry at Sunridge and Lopez Roads, where reclamation for re-use is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

c) Institutional - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

3) Open Space: All areas considered critical to maintenance of the natural systems of the Forest are encompassed in this category, including environmentally sensitive habitat areas, the sites of endangered species, riparian areas, wetland areas, and sensitive coastal strand areas. In addition to the open space designation and policies within the body of this Del Monte Forest Area Land Use Plan, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This Open Space Advisory Committee Plan is adopted as a part of this plan. This Open Space Management Plan, to be administered by the Del Monte Forest Foundation, is generally consistent in terms of both map designations and policies with this Del Monte Forest Area Land Use Plan and provides more detailed maintenance standards and funding mechanisms for management of open space. However, where there may be conflicts between the Open Spac e Management Plan and this land use plan, the land use plan policies will take precedence.

Open space is classified into three groups: a) recreational; b) forest and c) shoreline. They are described as follows:

a) Recreational - This category permits golf course, the Beach and Tennis Club, and the equestrian center, as well as necessary support and maintenance facilities such as the pro shops, cart shops, parking areas, stables, and barns.

b) Forest - This category includes the S.F.B. Morse Botanical Reserve, riparian corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments are trails, low-intensity recreational facilities, tree cutting, and public works only if consistent with all other plan policies.

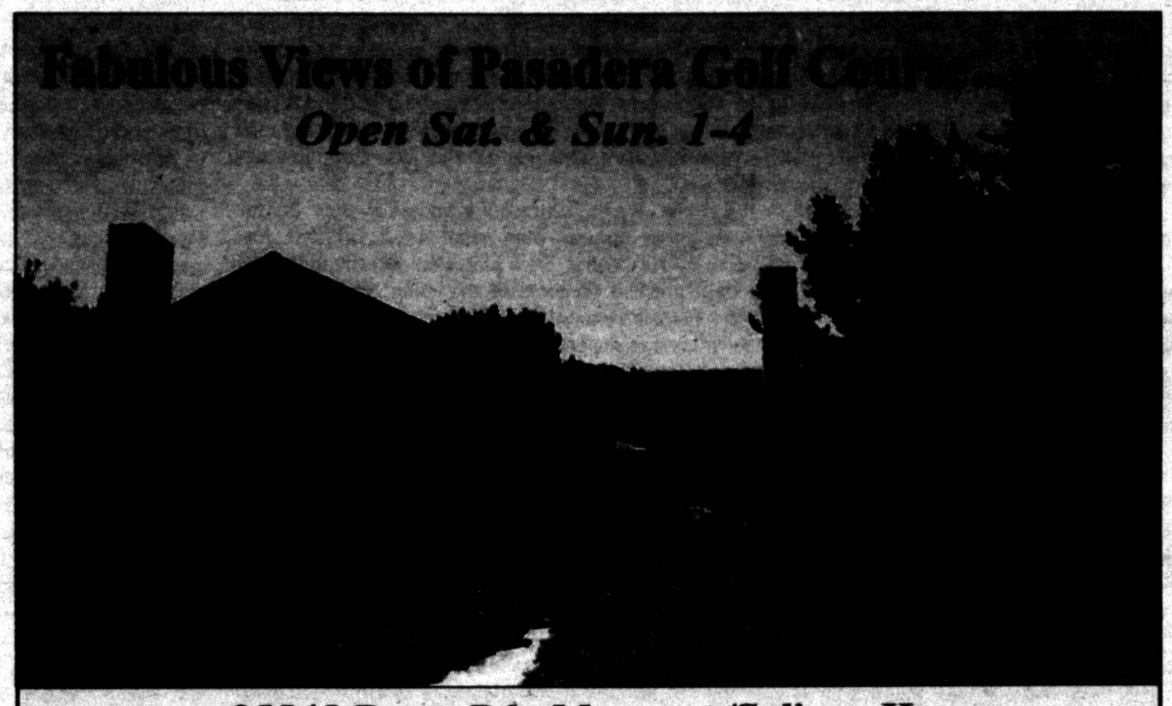
c) Shoreline - This category includes sandy beaches, rocky shorelines and tide pools, remnant sand dunes. Permitted are associated support areas for public access including parking turnouts, trails, vista points, and related facilities, consistent with all other plan policies.

(b) Section 20.147.090(B) is amended to read as follows:

B. Specific Development Standards

1. In environmentally sensitive habitat areas, access improvements shall be developed consistent with the site specific recommendations listed in Appendix B Site Specific Shoreline Public Access Design Criteria contained in the Open Space Advisory Committee Plan in the Del

See INITIATIVE next page



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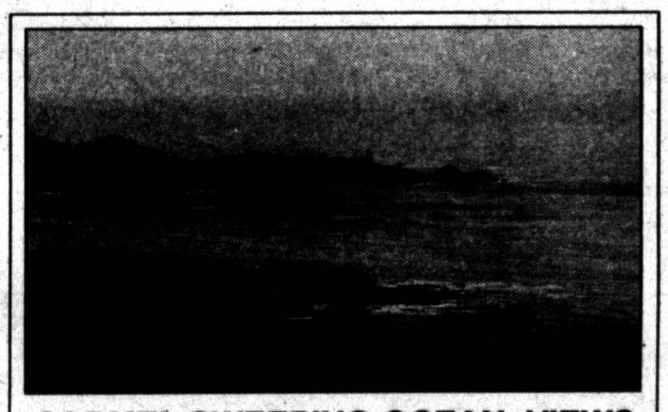

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INITIATIVE

From page 11B

Criteria contained in the Open Space Advisory Committee Plan in the Del Monte Forest Land Use Plan (Ref. Policy #74 Del Monte Forest Area Land Use Plan).

2. Detached or attached guest rooms are not to be equipped as permanent living quarters and are not considered residences. Guesthouses are permitted providing the constraints of the parcel and other implementation ordinance development standards and land use plan policies permit. Conditions shall be enforced by CC&Rs or other legal restrictions, including a revocation provision for non-conformance.

Guesthouses in the coastal zone are subject to the following criteria of development:

a. Only one guesthouse per parcel or one for each principal residence on the parcel shall be allowed.

b. Detached guesthouses shall be located in close proximity to the principal residence.

c. Guesthouses shall share the same utilities with the principal residence except where prohibited by public health requirements.

d. The guesthouse shall contain no kitchen or cooking facilities.

e. All facilities such as wetbars must be proportionate to the size and scope of the guesthouse. There shall be no more than 6 feet of counter space, other than the counter space pertinent to the bathroom and its attendant fixtures. There may be no more than 8 square feet of cabinet space for storage other than that for personal belongings in clothes closets.

f. Guesthouses shall not exceed 425 square feet of interior area.

g. Guesthouses may not be separately rented, let, leased nor subdivided from the main dwelling.

h. Prior to the issuance of building permits for a guesthouse or the use of an existing building for a guesthouse, the property owner shall record a deed restriction reflecting the regulations applicable to the guesthouse.

i. The guesthouse must be architecturally consistent and compatible with the main structure.

j. The height shall not exceed 12 feet, however, additions to height to provide for architectural consistency and compatibility shall be considered on a case by case basis. The guesthouse may not be more than one story. Exceptions may be made for guesthouses over structures (i.e. a guesthouse over a garage) to provide architectural consistency and compatibility.

k. There must be a demonstration of adequate sewage disposal and water supply.

The above criteria shall also apply to permitted accessory structures.

(Ref. Policy #77 Del Monterey Forest Area Land Use Plan).

3. Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other implementation ordinance requirements permit. None of these units shall be used for habitation purposes (Ref. Policy #78 Del Monte Forest Area Land Use Plan).

4. Caretakers quarters may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. Caretakers quarters (attached and detached) are defined as a permanent residence, secondary and accessory to an existing main structure, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site. In the Del Monte Forest Area Land Use Plan area, the following criteria shall be used in applications for detached caretakers residences:

a. One caretaker unit shall be allowed per lot, subject to first obtaining a use permit as approved by the Zoning Administrator or Planning Commission, as applicable.

b. The minimum lot size is two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.

c. Caretakers quarters shall not exceed 850 square feet.

d. The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers unit include:

1) a security problem on the site;

2) a situation which requires continuous care (i.e. medical problems of an individual(s) or plants, animals, equipment storage)

3) the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.

Acceptable evidence shall include (but is not limited to) such items as a letter from a doctor stating medical needs of an individual, a letter from a police department describing

the areas security problems, or employee job descriptions of person intended to be housed in the caretakers quarters.

e. Caretakers quarters shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.

f. Caretaker units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Del Monte Forest Land Use Plan and this ordinance.

g. One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.

h. A minimum of one off-street parking space shall be provided for the caretaker unit.

i. ~~Additional employee housing is permitted for priority uses (e.g., visitor serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies~~ Additional employee housing is permitted consistent with all other plan policies. (Ref. Policy #78a Del Monte Forest Area Land Use Plan).

j. The caretaker unit shall not be rented.

k. Prior to the issuance of building permits for caretakers quarters or use of an existing building for caretakers quarters, the property owners shall record deed restrictions reflecting the regulations applicable to the caretakers quarters.

5. Recreation in environmentally sensitive habitat areas such as residual dunes, wetlands, and areas with rare or endangered plants or animals is limited to passive, low-intensity recreation use dependent on and compatible with the sensitive resources. Conformance with the appropriate Site Specific Shoreline Public Access Design Criteria (Appendix B of the Open Space Advisory Committee management plan) and Open Space Advisory Committee maintenance standards shall be the test of consistency with this development standard (Ref. Policy #79 Del Monte Forest Area Land Use Plan).

6. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities (Ref. Policy #80 Del Monte Forest Area Land Use Plan).

7. ~~Area B shall be the last area to be developed in Spanish Bay. The southwest portion of Spanish Bay Area B shall be allowed a maximum of 42 units. The north east portion shall be allowed 21 units, a total of 63 units in Area B.~~ Up to 12 units of employee housing may be provided in a portion of Area B. (Ref. Policy #82 Del Monte Forest Area Land Use Plan).

8. Use of the proposed golf courses by the general public shall be maximized. Except for periods of scheduled tournaments, the following requirements for public availability of the courses shall be applied as conditions of approval:

a. Spanish Bay Golf Links: The course shall be available for use by the general public as well as lodge guests on a first come, first served basis at least 50% of the time. The periods of availability shall be calculated in such a manner as to assure reasonable starting times for the general public.

b. Northern California Golf Association Course: The proposed NCGA owned and operated golf course shall, in recognition of its broad based, quasi-public membership policy, be available to the general public on a space available basis. NCGA members and guests may reserve times up to 3:00 p.m. on the day preceding a desired day of play and one starting time per hour shall be reserved by the NCGA. After 3:00 p.m., reservations for starting times for the following day shall be available on a first come, first served basis.

If ownership or operation of the NCGA Course changes, use of the course by the general public shall be on the same basis as that required at the Spanish Bay Golf Links.

Both courses shall be designed to include public viewing areas and trails. The design of these facilities shall be consistent with habitat and safety considerations. (Ref. Policy #90).

9. The golf course proposed for the Spanish Bay planning area rehabilitation area shall provide, as a part of its design, for the restoration of dune landforms and native habitat which once occurred here. To provide maximum opportunity for the re-establishment of native wildlife and plants and to preserve existing dune remnants and forest habitats, the golf course design shall be of the links-land type. Development standards shall include the following criteria:

a. Prior to grading of the site, a detailed rehabilitation plan shall be submitted for approval by the County. Such plan shall identify the locations and finished contours of the dune, wetland, and riparian habitat restoration areas; source and finished depth of surface materials to be used in the dune area; species, sources, and methodology to be used in re-establishing native vegetation cover; any structural development within or adjoining the rehabilitation areas (i.e. pedestrian barriers, bridges, etc.); a schedule for completion; and measures for long-term maintenance of the restored habitats in a natural condition, including control of invasive, non-native plants within designated natural habitat areas.

b. The amount of contiguous marsh and open water areas will equal or exceed those presently found on the site.

c. The amount of riparian vegetation and open water course shall be equal to or greater than presently exists.

d. Where golf course tees, greens, fairways, paths, bridges, and public accessways are developed within 100 feet of the restored riparian and wetland areas, they shall be designed to avoid any significant disruption (from construction and future use) of such areas; other developments should be located beyond this 100-foot wetland buffer area.

e. In the dune restoration areas, the restructured dune landforms shall be surfaced with sand having substantially the same mineral and physical properties, including color and appearance, as that which originally occurred on the site; the depth and composition of sand shall be sufficient, subject to the availability of feasible sand source(s), to provide optimum conditions for re-establishment of native dune flora.

f. At least 25% of the approximately 165-acre golf course area shall be designated as dune habitat restoration area (including existing remnant natural dune habitat areas which may be protected within the golf course perimeter) re-establishment of native dune flora shall proceed as soon as native sand is placed in accordance with criteria no. 1 and no. 5 above, and applicable OSAC standards.

g. Barriers, boardwalks, signing, informational materials and other measures identified by the site specific access recommendations in Appendix B shall be provided in order to protect existing and restored environmentally sensitive dune habitats.

h. Accommodations for spectators shall be designed, located, and managed to avoid trampling of restored habitat areas, otherwise events which would attract spectators shall be precluded.

10. Uses which may be permitted in the existing quarry site in the Huckleberry Hill area include: limited neighborhood commercial uses, corporation yard, storage facilities, and potable or sub-potable water storage. As a condition of approval of such development, a landscaping plan shall be required. The landscaping plan shall include placement of Monterey pine to stabilize fill embankments, screen quarry walls, and to blend the proposed development with the surrounding area. (LUP Policy #95)

11. Proposed development shall not be permitted to make Bicycle Access on 17-Mile Drive between Fan Shell Beach and the Carmel Gate unavailable. Proposed development shall not include the imposition of fees for bicycle access; however, bicycle access may be regulated on weekends in the same manner approved for motor vehicles on 17-Mile Drive as long as a separate coastal bike route is not available. (Ref. LUP Policy #108).

(c) Section 20.147.110 is amended to read as follows:

20.147.110 WATER AND WASTEWATER SERVICES DEVELOPMENT STANDARDS

Intent of Section: It is the intent of this section to insure that the County reserves from its allocated water supply a sufficient quantity of water to accommodate the coastal priority land uses proposed in the Del Monte Forest Area Land Use Plan area.

A. General Development Standards

1. The developments listed in table B of the Del Monte Forest Land Use Plan as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the Countys current allotment of unused water from California-American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development. The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection. All of these constraints have been addressed and eliminated with respect to the following properties: Spanish Bay areas B and C, Gowen Cypress area F, Huckleberry Hill area G and the quarry and corporation yard areas, Middle Fork areas H and I, Spyglass Cypress areas J, K, L, M, N and O, Pebble Beach areas U and V, and Pescadero areas P, Q and R. (Ref. Policy #113 and Resource Constraint Compliance Section (Chapter 6), Del Monte Forest Area Land Use Plan).

2. New development shall include water conservation techniques such as use of water-saving fixtures, retaining native plants, and installing drought-tolerant native-species landscaping (Ref. Policy #114 Del Monte Forest Area Land Use Plan).

3. Wastewater reclamation projects are permitted and will be supported providing that they meet all the requirements of the Director of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act (Ref. Policy #115 Del Monte Forest Area Land Use Plan).

4. Septic systems, package treatment plants, and individual water wells shall not be permitted. Development shall utilize public water and sewer services.

Section 6. ZONING MAP AMENDMENTS.

The maps designated Section 10 and Section 16 of the Zoning Plan of the County of Monterey are amended as reflected in Exhibit 3 which is incorporated herein by reference.

Section 7. MONTEREY COUNTY HOUSING ELEMENT AMENDMENTS.

Table 22 of the Monterey County Housing Element is amended as reflected in Exhibit 4 which is incorporated herein by reference.

Section 8. INFORMATIONAL EXHIBITS. ***(Editor's note: due to space limitation, the exhibits are not reproduced here. They will be part of the initiative when it is circulated for signatures.)***

Attached hereto for informational purposes only in Exhibit 5 are true and correct copies of Table A and Figures 6A, 7A, 8A, 9A, 10A, 11A, and 12A which are repealed by this initiative.

Attached hereto for informational purposes only in Exhibit 6 are true and correct copies of Figures 3, 4, and 4A, 5A, 6, 7, 8, 9, 10, 11, 12, and 13, which are referenced in the introductory subsection of the Land Use Designations section of Chapter 3 (Land Use and Development Element).

Attached hereto for informational purposes only in Exhibit 7 is a true and correct copy of Figure 5 prior to amendment as set forth in Exhibit 1.

Attached hereto for informational purposes only in Exhibit 8 is a true and correct copy of Figure 15 prior to amendment as set forth in Exhibit 2.

Attached hereto for informational purposes only in Exhibit 9 are true and correct copies of the maps designated Section 10 and Section 16 of the Zoning Plan of the County of Monterey prior to amendment as set forth in Exhibit 3.

Section 9. IMPLEMENTATION.

If in the year this Initiative becomes effective the maximum number of General Plan amendments permitted

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by state law for that year have already been made, the General Plan and Zoning amendments made herein shall be made at the earliest possible time thereafter.

Section 10.

CONSTRUCTION OF INITIATIVE.

This Initiative is not intended to preempt or conflict with state or federal laws or regulations, and shall be so construed and applied. This Initiative is also intended to be and shall be construed as consistent with each and every element, provision and map, and the whole of the Monterey County General Plan.

Section 11.

AMENDMENTS.

1.
Except as expressly provided herein, this initiative may be amended or repealed only by the voters at a County election.
2.
The County of Monterey Board of Supervisors is hereby authorized and directed to amend provisions of the General Plan and Zoning Code, and other ordinances and policies not amended by this Initiative and in the manner and time required by State Law, if such amendments are necessary to ensure consistency between this Initiative and other elements of the Countys General Plan, Zoning Code, and other County ordinances and policies.

Section 12.

EFFECTIVE DATE.

The provisions of this Initiative shall become effective upon approval of the voters of the County of Monterey pursuant to California Elections Code section 9122.

Section 13.

COMPLIANCE WITH CALIFORNIA COASTAL ACT.
It is the intent of the voters of the County of Monterey that this Initiative be consistent with the California Coastal Act. In the event any section, sub-section, sentence, clause, phrase, or part of this Initiative is determined to be inconsistent with the Coastal Act by a final judgment of a court of competent jurisdiction, this Initiative and the whole thereof shall be of no further force or effect.

Section 14.
SEVERABILITY.
1.
If any section, sub-section, sentence, clause, phrase, or part of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Initiative. The voters hereby declare that this Initiative, and each section, sub-section, sentence, clause, phrase, or part thereof would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, or parts are declared invalid or unconstitutional.
2.
The voters who signed this petition also declare that they would have signed the petition irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or parts thereof would be declared invalid or unconstitutional, and it is the intent of the voters that the rest of the Initiative be placed on the ballot.

POLICE LOG

From page 4A

Sur Fire and Hunter Liggett Fire.

Carmel area: Hatton Road resident reported being harassed by her landlord over moving out.

Pebble Beach: Pebble Beach Security reported a construction company left a trailer parked on the roadway, partially blocking Sonato Road. The trailer was towed by Monterey Garage after it was determined a safety hazard.

Carmel Valley: Vehicle found parked on Cachagua Road by Jensens Camp with registration expired over six months. It was towed and stored by California Towing.

Carmel area: Carmel Highlands resident reported a loud party at a Mount Devon Road residence. Contact was made with the resident at that location, who agreed to turn the loud music off for the evening.

MONDAY, MAY 29

Carmel-by-the-Sea: San Carlos business owner requested a former customer be asked to depart. He left when asked. No problem.

Carmel-by-the-Sea: Report of a juvenile with a broken leg at Casanova and Fourth. CFD on scene. Patient taken to CHOMP.

Carmel-by-the-Sea: Report of a cigarette lighter stolen from a Lincoln shop. Valued at $45.

Carmel-by-the-Sea: Report of the ice plant slope at Scenic and Martin burning. Fire out upon arrival. CFD responded and poured water on the area.

Carmel-by-the-Sea: Responded to a 911 hang-up from a Junipero residence. Contacted residents, arguing about incomplete chores. One had lied about finishing and got caught. Parties counseled about calling 911 and hanging up.

Big Sur: Anonymous female phoned San Luis Obispo dispatch to report a surfer in trouble at Sand Dollar Beach. Responding emergency units did not discover anyone in trouble at Sand Dollar Beach.

Carmel Valley: Cachagua Road resident reported being challenged to fight by his neighbor. The neighbor apologized and agreed to stay out of the area for the rest of the evening.

Carmel area: Unknown person(s) stole a newspaper rack on Via Nona Marie.

Carmel area: Three travelers from New Zealand were asleep in their disabled school bus and were awakened when two Carmel residents drove by and began stealing the reflective warning devices behind the disabled bus. The three Kiwis beat up one of the men, who was trying to escape. They held him until the arrival of deputies. The Kiwis did not wish to press charges for the theft.

TUESDAY, MAY 30

Carmel-by-the-Sea: Report of an intoxicated man in Devendorf Park. He was not drunk, but had been drinking, and was able to care for himself.

Carmel-by-the-Sea: Report of a male with a guitar slumped over. Area checked, gone on arrival.

Carmel-by-the-Sea: Observed four dogs running at large in the residential area of Carpenter and Third, causing a traffic hazard. Two of the dogs ran into the yard of a residence through a split in the fence.

Carmel-by-the-Sea: Man stopped at Rio and Mission Fields for running a stop sign was arrested on an outstanding warrant.

Pebble Beach: Someone walked off with an unsecured bicycle kept in an open carport at Ocean Pines.

Carmel area: Man reported he left his cellular phone at the Baja Cantina on 5/28/00. The phone was not turned in to the restaurant staff.

Carmel area: Carmel Hills Drive resident surrendered a handgun her husband had owned for many years. He has since become disabled and she did not want the weapon around their residence.

Carmel area: During an act of road rage an unidentified male adult driver exited his pickup stopped at Carpenter Street and Highway 1. The man tried to punch another driver who was seated in her vehicle in front of him. He opened the door of this vehicle and tried to punch her a second time. After failing to strike her both times, the man got back into his truck and left the scene.

Carmel area: Report of numerous forged checks.

Pebble Beach: Salinas resident reported being attacked by a fellow employee with a hammer. No injuries were sustained.

Carmel area: Child Protective Services reported a 5-year-old male juvenile had been molested by another juvenile male. Investigation continues.

WEDNESDAY, MAY 31

Carmel-by-the-Sea: Anonymous passerby advised of two males arguing in the area of Santa Fe and First. Upon arrival the

See POLICE LOG page 14B

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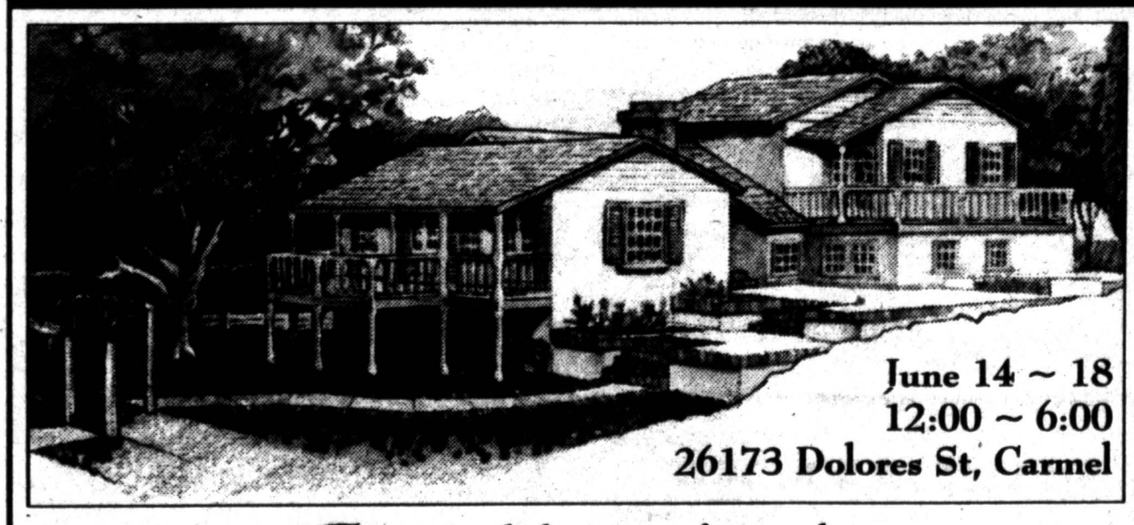

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■ Contact: John Saar • 622-7227
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POLICE LOG

From page 13B

area was quiet.

Carmel-by-the-Sea: Driver warned about yielding to pedestrians. Driver did not see the pedestrian on his left until almost too late.

Pebble Beach: Crest Road resident reported an unknown suspect stole his Social Security number and opened a cell phone account.

THURSDAY, JUNE 1

Carmel-by-the-Sea: Santa Fe residents had a minor argument concerning parent and child issues in the home. Juvenile walked away from home because of the disagreements. Both were counseled concerning communicating with each other to resolve their problems.

Carmel-by-the-Sea: Report of a loud party on San Carlos. People contacted and advised to take their party inside. They were warned regarding noise ordinances.

Carmel-by-the-Sea: Second response to the loud party on San Carlos. This time the group was broken up and everyone was advised to go to bed. They complied. No further problems.

Carmel-by-the-Sea: Front gate open at a residence at Scenic and Ocean, and a report of suspicious noises coming from the home. Area checked and located an open rear door. Interior checked, nothing noted, doors secured.

Carmel-by-the-Sea: Red Cross had coned off several stalls for a Bloodmobile. However, private vehicles had used the stalls. Attempt to contact the owners was negative.

Carmel Valley: Received report that a 30-year-old Carmel Valley resident driving a Dodge truck collided with 84-year-old pedestrian on Carmel Valley Road near Kasey's. Pedestrian transported to CHOMP for treatment of moderate injuries.

Carmel Valley: Wawona resident came home and discovered his house was burglarized.

Carmel area: Carmel police officers advised they were out with an elderly woman in the roadway who was confused and acting paranoid in the county area. The woman was observed acting in an irrational and very disoriented manner, claiming that she would rather throw herself in front of a moving vehicle or be shot by officers instead of going home. She was placed under a hold for medical evaluation.

Pebble Beach: Pebble Beach Security reported an open door at a Rodeo Road residence. A search of the house was made and everything appeared to be in order. The door was then secured.

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HOME CARE
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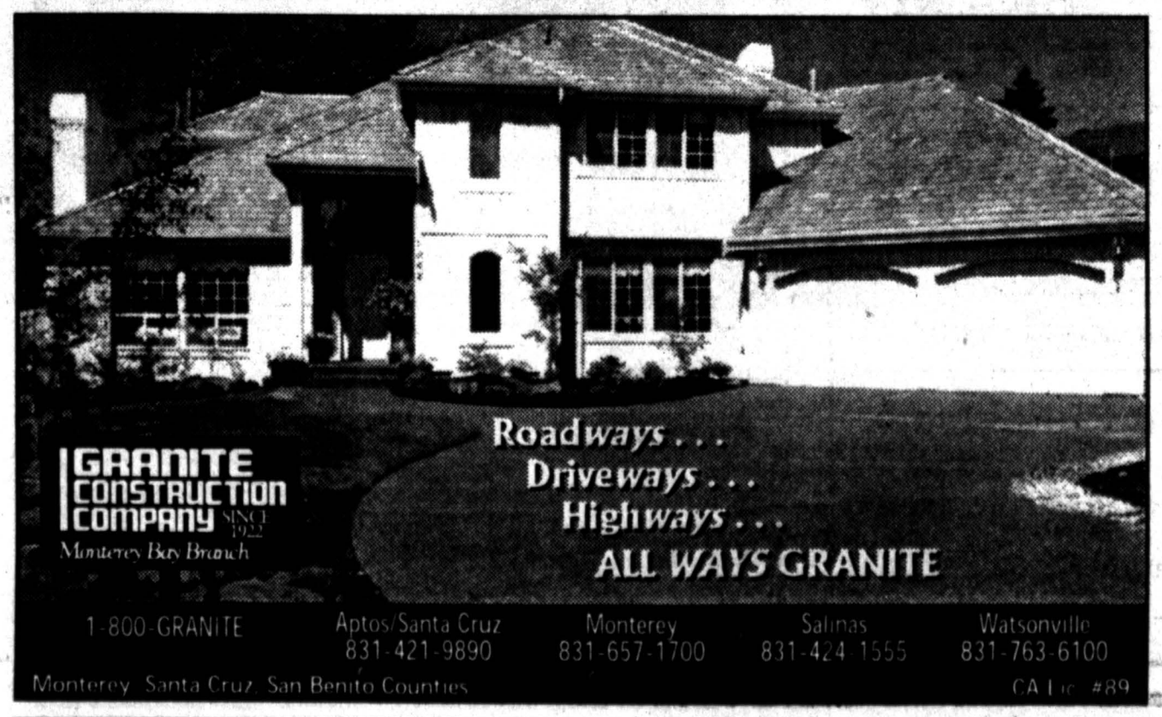
CONSTRUCTION



THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW
Requires contractors include their license number in their advertising. An unlicensed contractor can perform work if the contract price is less than $300. For more information, call:**THE STATE OF CALIFORNIA CONTRACTOR'S LICENSING BOARD (831) 277-1244**

FRIDAY, JUNE 2

Carmel-by-the-Sea: Report of a band playing at a Guadalupe residence. Upon arrival, contacted the resident while the band was playing. Garage to residence has been soundproofed and music could barely be heard. Resident advised officer of ongoing neighbor dispute. Resident discontinued band practice prior to officer leaving the area.

Carmel-by-the-Sea: Report of someone sleeping in the yard of a Santa Rita residence. Contacted the man, who stated he was waiting for someone to meet him. He left the area.

Carmel-by-the-Sea: Flagged down by a motorist who stated he had no brakes. Motorist had a vehicle in front of him assisting him in stopping his vehicle. Vehicle safely stopped in bus zone parking area on Junipero at Ocean.

Carmel-by-the-Sea: Contacted people at a San Carlos location regarding an ongoing problem of being too loud. They were advised to move inside and complied. They were also advised they would be "thrown out" of the hotel by management if the problem continued.

Carmel-by-the-Sea: Two vehicles parked illegally, blocking a driveway at San Carlos and Sixth. Unable to locate the registered owners and unable to tow them. The blocked vehicle was maneuvered up on the sidewalk around the illegally parked vehicles. Both vehicles cited for faulty parking.

Carmel-by-the-Sea: Assisted a driver in backing up her vehicle which was too close to the vehicle in front of hers. Vehicle moved without incident.

SATURDAY, JUNE 3

Carmel-by-the-Sea: Ongoing problem with a wedding party at a San Carlos inn. Admonished.

Carmel-by-the-Sea: Responded to a San Carlos liquor store for a report of a confiscated license. The license was expired. Clerk stated a minor tried to use the license to purchase alcohol. When he refused to sell to her, she left the area.

Carmel-by-the-Sea: Report of dogs in back of truck. Upon arrival, noted three dogs, tethered, with food and water.

Carmel area: Carmel PD turned over found property to the sheriff's department. Owner was contacted and he will be picking up the property soon.

Carmel-by-the-Sea: Report of a dead cat in the road at Rio and Ladera. Area checked — cat must not have used all nine lives.

Carmel-by-the-Sea: Report of a past-tense hit-and-run at Santa Fe and Fifth. No suspect or witness information. Damage to left front fender. Advised to file a counter report.

Carmel Valley: A blue Dodge van was towed from the Cachagua area due to expired registration.

Carmel area: MST bus driver reported a passenger challenged him to a fight for looking at him through his rearview mirror.

Pebble Beach: Security at the Lodge at Pebble Beach requested assistance in getting a ride home for a patron who was extremely intoxicated. A cab company refused to give him a ride. The 48-year-old man was given a ride home and presented to his wife. She was not very joyous.

Carmel area: Brookdale Drive resident reported her children saw a shadow lurking inside of their home and then their dogs began barking in the back yard. The property was checked, with nothing unusual noted.

Carmel Valley: Carmel Valley Road resident reported an unknown male sleeping on her driveway. The male said he had permission from the owner, but he was at the wrong residence. Left on request.

Carmel area: Lower Trail resident requested deputies stand by while her estranged husband removed his belongings from the house.

Big Sur: Berkeley resident reported by cell phone that she had broken her ankle on the Pine Ridge Trail approximately 2.5 miles from the Big Sur trailhead. She was removed from the forest by the sheriff's rescue team.

CARMEL VALLEY CONDO

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GALLERY/GIFT STORE - Downtown Carmel for sale. 3 year lease. 1300 Sq. Ft. (by owner) 831-429-9300 6/23

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HACIENDA CARMEL - One/bed. $1,050. Includes utilities and pool. No smoking/pets. 659-5306. 6/16

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CARMEL HOUSE - 3bed/2ba, garage. Quiet, convenient, immaculate. 625-6472 OR 925-938-8934 6/30

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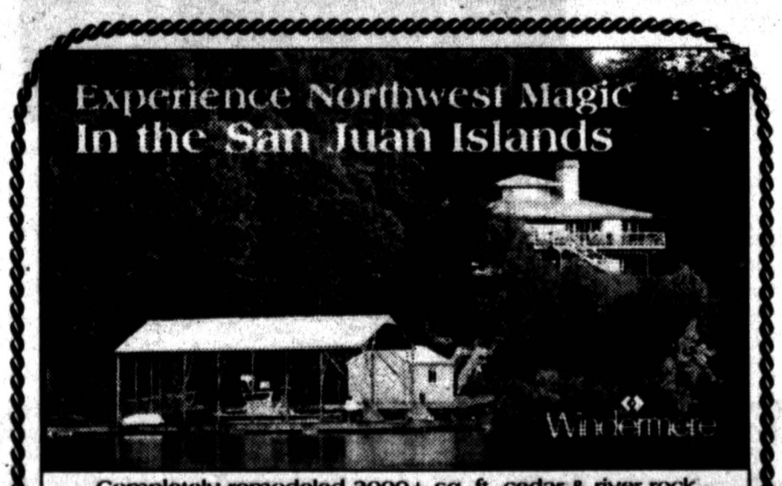
For leasing information please contact Tamera Norwood at 831-624-0137

Property For Rent/Sale



Completely remodeled 3000+ sq. ft. cedar & river rock 2-story contemporary home on scenic Mitchell Bay in Friday Harbor. 3 BD/4BA plus downstairs multi-purpose room w/2nd kitchen. Detached 2-car garage, sports court, low-maintenance yard. Covered 44' ft. boat slip w/2 outside 66' slips & boathouse. Drop your crab pot off the dock for fresh dungeness crab & watch the gorgeous sunsets! $2,200,000.

Call Chris Spaulding 800-808-0890

House for Sale

FABULOUS VIEW - 3bed/2.5 ba. 3518 Green field Place. High Meadows/Carmel Broker. (208) 383-4121 6/30

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Share 3 bedroom house Asilomar State Beach in Pacific Grove. Large master bedroom w/bath & private entrance. $700 per month.

Call Kent at 372-6204

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LARGE FAMILY ROOM - Furnished good location. Private entrance. $500 per month. Call 373-5804 6/30

Rental Wanted

Young at heart female senior -- Requires one or two bedroom apt. with fireplace (within Carmel City limit). Rent approx. $800/mo. Please write to: Classified #520, c/o The Carmel Pine Cone, P.O. Box G-1, Carmel, CA

Rental Wanted

Charming Carmel Cottage

Wanted to rent/lease quiet cottage with enclosed garden. Two bedrooms, fireplace, about $1200 for long-term excellent tenant with good references who works at home. Available to occupy June or July. 831-626-7668 (Home) & fax 702-499-5934 (Cell)

U.S. OPEN

U. S. OPEN VACATION RENTAL - Darling ocean front with garden, fully contained guest house - 5 min from Pebble Beach entrance. Call Frank @ (831)-643-7712 Pager. 6/9

2-U.S. OPEN GROUND TICKETS - Exchange for Carmel 3bed rental. 560-401-8102 6/9

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Vacation at Quail Lodge or C.V. Ranch
...in the sunshine of beautiful Carmel Valley
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Peninsula Realty
(831) 620-8899

Vacation Rental

3 BEDROOM CARMEL - U.S. OPEN June 12-19. Mountain and ocean view. Deposit required. Breakfast/gate passes optional. 624-2358 6/9

Wanted to Rent

CARMEL COUPLE - Artist and writer needs light space, hardwood floors and a little magic. Non-smoking, No pets. Good references. 625-5007 6/30

Short Term Rental Needed

Responsible Carmel home owner needs rental during remodel. Small house or large RV in country preferred. Clean pets. References.

625-9559

British couple, Carmel residents 30 years, excellent local references seeks quiet place to rent or rent + exchange gardening, caretaking, etc.
Call David (831) 625-2020

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CARMEL

HEART'S DELIGHT! Enter through a charming English garden patio to this captivating 2-bedroom, 2-bath cottage. Featuring separate dining room, family room, bonus office and updated kitchen & baths. With fireplace, plank floors, French doors, and windows throughout. All in a storybook setting with a touch of whimsy on an approximate 10,000 sq. ft. sunfilled lot in Hatton Fields. $925,000.

TREE TOP JEWEL! Just listed! Forest views are seen through large windows which grace most of the rooms of this two-story 3-bedroom, 2-bath home. The recently remodeled property has much to offer including privacy, a fireplace in the living room, Master Suite on the main level and two-car garage. The yard is landscaped, low maintenance and includes a delightful patio area. $699,000.

THE PEFECT HIDEAWAY! Tucked in at the end of a quiet tree-lined cul-de-sac is this attractive 3-bedroom, 2 -bath home. With its highly polished wood floors, oversized living room and separate dining area, the home is perfect for entertaining. Just a short stroll to the beach or the center of the village. $1,200,000.

CARMEL-BY-THE-SEA! This lovely lot is in a very special location just one-block-to-the beach and within a short walk to the village. The 1-bedroom, 1-1/2-bath cottage offers tremendous potential for an expansive remodel. A second story would open up views to the beach! More water credits available. $1,495,000.

BEHIND A GARDEN WALL! This Chris Tescher-built 3-bedroom, 2-bath home is one of the finest residences in Carmel-by-the-Sea. Surrounded by gardens, the artistic masterpiece offers the ultimate in relaxed elegance. French doors open to private decks and the gardens. A terrific master suite (with fireplace & balcony), and countless other amenities add convenience and comfort to this enchanting home. A stroll to the beach in a South-of-Ocean location. $1,900,000.

SALE PENDING

CARMEL VALLEY

OAK TREES & HILL VIEWS! You'll love this rustic, two-story home on an oak-studded, private and fully fenced .8+ lot! This 3-bedroom, 2-bath residence has much to offer: views of the hills from the spacious living room enhanced by a large stone fireplace, a well-appointed kitchen, and master bedroom & bath on the second level. Sunshine abounds on the decks that surround the home. $586,000.

"HACIENDA DEL SOL!" Meandering on 1+ usable acre, this quiet, private, whimsical 2-bedroom, 2-bath adobe of sun-splashed plaster, river rock and mission tile. With a 2-bedroom guest house, olive grove and assorted fruit trees; sweetened by roses, jasmine and herbs. Visit and you'll want to linger forever! $1,250,000.

"TOP OF THE WORLD" Incredible views from this gated about 7 acre Mid-Valley property with a 3300 sq. ft. home and a 2-bedroom guest house. The open floor plan includes 3-bedrooms, 3-baths, a gracious entry, spacious living room, family room with third fireplace and formal dining room. All on one level with an extensive floor plan featuring gardens and decks. Move in and enjoy the best of the valley. $1,375,000.

MONTEREY

TREE TOP VIEWS! One of the best kept secrets in the area, this 2-bedroom, 2-1/2-bath townhouse offers a great location offering open-space vistas from every window. Large master suite with vaulted ceilings, celestial windows and skylights. Well-kept grounds and recreation facilities are available for lounging by the pool, work-outs or private parties. These units rarely come up for sale, better hurry! $349,000.

GARDENER'S DELIGHT! Just listed. A bright and well-maintained 3-bedroom, 2-bath home, cozy but with a feeling of spaciousness, with fenced yard for gardens. Plus a large separately fenced rear yard with a small outbuilding. The kitchen has been re-done in recent years. Cypresses and ornamental trees add beauty to this attractive property zoned for multi-residential use. $389,000.

DIMINUTIVE CHARMER! Hardwood floors enhance the dining room and all 3 bedrooms of this conveniently sited home with 2 bathrooms. The kitchen has been attractively remodeled with light wood cabinets, new countertops and double ovens. The master bedroom features French doors to the spacious deck and back yard. $419,000.

PEBBLE BEACH

BELLE OF THE BOSQUE! You'll recognize the extra value in this single-level, 3-bedroom, 3-bath home at the top of the forest. The approximately 2200 sq. ft. residence offers oak floors, a well-equiped eat-in kitchen and second fireplace in the family room. The formal dining room is lovely with arched doorways, bay window and nearby wine room. There is a sheltered deck with hot tub and level fenced back yard. $965,000.

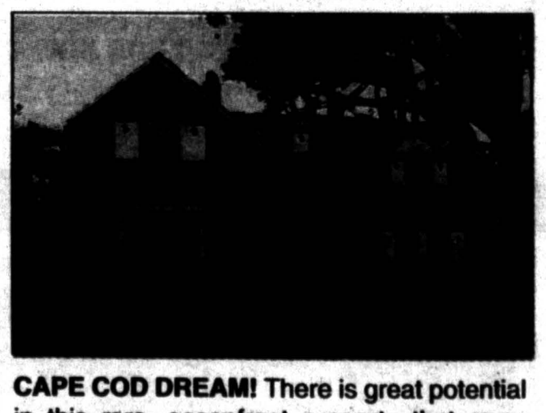
FRONTLINE "BELLA VISTA!" Own this fabulous front-line MPCC Shore Course wood and glass home, and enjoy its panoramic ocean and sunset views. Designed by David Allen Smith this can be your 3-bedroom, 3-bath, dream home with its high ceilings, large windows, wood floors & walls and wind-protected pool. $2,995,000.

GOLF, SURF & SUNSETS! Extensively remodeled, this 3-bedroom, 2-1/2-bath home is located across from the 4th hole of the MPCC Shore Course. An open floor plan includes captivating white-water views to Bird Rock from the upstairs master suite, den & deck. The kitchen features abundant maple cabinetry with tile and limestone counters. Listen to sounds of the surf from the garden patio, then stroll to the nearby sea. $3,200,000.

PACIFIC GROVE

ACACIA IN BLOOM! Enjoy great bay views while sitting next to the fireplace of this cozy and well-maintained 2-bedroom home. The backyard offers southern exposure and there is ample parking on the street-to-street lot. A great condo alternative in a walk to shop area. Sold "as-is." $548,000.

UNIQUE BEAUTY! Views of the Monterey Bay are seen from most rooms of this lovingly remodeled 3-bedroom, 2-bath home located just a short block to the beach and Cannery Row. Great attention to details - kitchen, baths, carpet, fireplace, roof and most major systems are new. Separate studio apartment with its own water and gas meter. Enjoy refreshing salt-water breezes from the approximately 300 sq. ft. deck. $895,000.



CAPE COD DREAM! There is great potential in this rare, oceanfront property that commands dramatic white-water views. This charming Cape Cod home with historical status features 3 bedrooms and 1-1/2 baths. It has two lots of record of about 6000 sq. ft. each. $1,549,000.

Ocean Views

Rocky Point!

A great and rare opportunity to acquire a well known oceanfront property on a private 2.1 2-acre site capturing breathtaking and unobstructed ocean views. Well-maintained and fully-equipped restaurant located just 10 miles south of Carmel. Breathtaking vistas from the heated oceanfront terrace with gazebo, lighted for romantic evening ocean views. Plus an owner's cottage and 2 apartments. $15,000,000

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